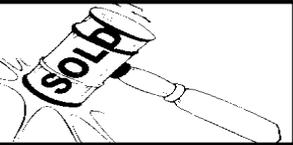


DOUBLE HEADER

Auction



SATURDAY, JANUARY 19, 2019

**MR. & MRS. DAVID WHITE
2 RENTAL / INVESTMENT PROPERTIES**



10:00 A.M.

HOUSE & LOT

**415 BOWMAN STREET, CAMPBELLSVILLE, KY
LOCATED BETWEEN TAYLOR BLVD. & LOGAN STREET.
JUST OFF SOUTH CENTRAL AVENUE - AUCTION SIGNS POSTED
IDEAL FOR A PERSONAL HOME OR FOR RENTAL / INVESTMENT**

REAL ESTATE: Aluminum sided 1-1/2 story house containing 3 or 4 bedrooms (2 up & up to 2 down), bath, living room, and kitchen. The house has gas heat. Corner lot approximately 95' X 76' X 90' X 94', more or less fronting on Bowman Street and Purcell Court. The lot sells by the boundary and the description in the deed of record. This property is ideal

for a personal home, or for rental/investment. The property is currently rented at \$375.00 per month to a tenant of 4 years. **INSPECTION:** The auctioneers will show the house by appointment. Call 270-465-7051.

11:30 A.M.

HOUSE + TRAILER & LOT

**218 WICKLIFFE AVENUE, CAMPBELLSVILLE, KY
LOCATED BETWEEN DUFFY & COX STREET, - AUCTION SIGNS POSTED
IDEAL FOR A PERSONAL HOME OR FOR RENTAL / INVESTMENT - A FIXER UPPER - IN NEED OF REPAIRS**

REAL ESTATE: A vinyl and weather board sided 1-1/2 story house containing 4 bedrooms (2 up & 2 down), bath, living room, and kitchen. The house has electric baseboard heat and is in need of repairs. ALSO INCLUDED is a single wide manufactured home containing 2 bedrooms, bath, living room and kitchen. The trailer has gas heat and in need of repairs. The lot is approximately 116' X 100', more or less and sells by the boundary and the description in the deed of record. This property is ideal for a personal home, or for rental/investment. Both units are currently vacant. **INSPECTION:** The auctioneers will show the property anytime by appointment. Call 270-465-7051.



AUCTIONEER'S NOTE: Due to health reasons, Mr. & Mrs. White have decided to sell their rental property. If you are in the market for a personal home, rental / investment property or a fixer upper, then be sure to look these properties over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, January 19th. Each property sells on site.** Make plans to attend these auctions, and bring a friend. *We'll see you there! John and JohnWayneKessler.*

TERMS: REAL ESTATE: 10% of purchase price day of auction (a personal check with ID, cash, or cashier check), along with the signing of a Real Estate Sales and Purchase Contract and Lead Based Paint Waiver. The balance due with delivery of deed on or before February 19, 2019. **NOTE:** A 10% Buyers Premium will be added to the winning bids on the real estate to determine the final sales and purchase price. ALL BUYERS NOT KNOWN BY KESSLER AUCTION & REALTY CO. MUST HAVE A BANK LETTER OF GUARANTEE ADDRESSED TO KESSLER AUCTION & REALTY CO. OR CERTIFIED FUNDS. **NOTICE:** Any announcement made by the auctioneer from the auction block on the day of sale will take precedence over any printed material or oral statement. In an auction sale, all property is sold As Is, Where Is, with all faults and with NO warranty expressed or implied by the sellers or auction company. The information in this ad is believed to be correct but is not guaranteed. It is the responsibility of each potential bidder to make their own inspections or investigations and to bid on their judgment of value. The real estate is available daily by appointment with the Auction Company prior to the auction to make or have made on your behalf any inspections you choose including lead based paint.

FOR AUCTION INFORMATION CONTACT:

**JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER
www.kesslerauction.com 270 - 465 - 7051**



AUCTION CONDUCTED BY:

KESSLER

AUCTION & REALTY CO.

304 EAST BROADWAY, CAMPBELLSVILLE, KY. - PHONE 270-465-7051

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