

Auction

SATURDAY, AUGUST 13, 2011 - 11:00 A.M.

ALUMINUM SIDED HOUSE & LOT

Selling For: Citizens Bank & Trust Co.

305 Lowell Avenue, Campbellsville, KY - Auction Signs Posted !

From Campbellsville, Follow Broadway And Turn At Five Star Shell On To Lowell Ave., OR Follow Lebanon Ave., Turn Beside Taylor Co Elementary School On Shawnee Drive, Then Turn Right At The Four Way Stop On To Lowell Ave.

Ideal For A Starter Home, Personal Home Or For Investment.



REAL ESTATE: 1 ½ story aluminum sided house with 4 bedrooms and central heat and air. The main floor has 2 bedrooms, bath, living room, eat-in kitchen with ample cabinets and a utility room. Upstairs has 2 additional bedrooms. The house has city water and central heat & air. Other improvements consist of a small detached storage building. All on a nice lot approximately 70' x 130', more or less, with mature shade. This property is ideal for a starter home, personal home or for rental/investment.

INSPECTION: The auctioneers will show the property anytime by appointment. Call 465-7051. Or attend open inspection Friday, August 5, 4:00 p.m. to 5:30 p.m. Your inspection invited and appreciated. **TAKE A VIRTUAL TOUR ONLINE AT: www.kesslerauction.com**



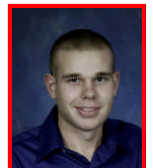
AUCTIONEER'S NOTE: This property is located in a good neighborhood close to churches, schools and with convenient access to all of Campbellsville, doctors, hospital, shopping and more. Be sure to look this property over before auction day, make any arrangements or inspections necessary and be prepared to **Bid & Buy, Saturday, August 13 at 11:00 A.M.** We'll see you there! *John and John Wayne Kessler*

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 September 13, 2011.

NOTE: A 10% Buyers Premium will be added to all winning bids to determine the final sales and purchase price. ALL BUYERS WITHOUT ESTABLISHED CREDIT WITH 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 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 KESSLER, REAL ESTATE BROKER & AUCTIONEER
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER
www.kesslerauction.com 270-465-7051



AUCTION CONDUCTED BY:



KESSLER

AUCTION & REALTY CO.

JOHN M. KESSLER
Broker - Auctioneer
JOHN WAYNE KESSLER
Broker - Auctioneer
HARLAND WRIGHT
Auctioneer
"Keep Smiling Neighbor,
Let Us Do The Crying"

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

"Successful Auctions Since 1938"