

Auction



SATURDAY, OCTOBER 29, 2011 - 10:00 A.M.

ELIZABETH RUSSELL ESTATE

**KNOWN AS THE LATE ED TOM PARROTT & THE LATE DELILAH "LYLA" PARROTT PROPERTY
HOUSE & 13.64 ACRES (+) PERSONAL PROPERTY
2000 MT. GILBOA ROAD, CAMPBELLSVILLE, KY**

DIRECTIONS: From Campbellsville follow KY Hwy. 527 approximately 5.9 miles to the TGT Plant, turn left on to KY Hwy. 744 and follow 1/10 mile turn right on to KY Hwy. 527 and follow 3.5 miles and turn right on to the Mt. Gilboa Rd. and follow 2.1 miles to the Russell Property.



***13.64 ACRES SELLING IN 3 TRACTS WITH THE RIGHT RESERVED TO GROUP
*MARKETABLE TIMBER *WILDLIFE *SCENIC VIEW WITH LOTS OF PRIVACY
2 BEDROOM - 2 BATH HOUSE IDEAL FOR A PERSONAL HOME OR RENTAL/INVESTMENT.**

REAL ESTATE SELLS AT APPROXIMATELY 11:00 A.M. PROPERTY AS A WHOLE: 13.64 acres by a new survey with approximately 2,054 feet of frontage on Mt Gilboa Road. Land lays gently rolling with both open land and wood land with a nice boundary of marketable timber. **IMPROVEMENTS:** A wood sided ranch house containing 2 bedrooms with hardwood floors, 2 baths, living room, kitchen and dining area, den and utility room. The house has central heat and air, an attached carport and has public water available. Other improvements consist of 2 buildings. This property was home to Mr. and Mrs. Parrott for more than 50 years. **TRACT #1:** 7.18 acres of open and wood land. Some marketable timber. **TRACT #2 (HOUSE TRACT):** 2 acres with the house and buildings described above. Ideal for a personal home or for rental/investment. Very scenic and private. **TRACT #3:** 4.46 acres, mostly wooded with a good stand of marketable timber. **INSPECTION:** Land can be viewed daily at your leisure. The house is shown by appointment with the auctioneers. Call 465-7051 or attend open inspection Friday, October 21 from 4:00 to 5:30 P.M. Your inspection is invited and appreciated. **TAKE A VIRTUAL TOUR ONLINE AT: www.kesslerauction.com**

AUCTIONEER'S NOTE: This property has been in the Russell-Parrott-Hunt Families for many years and this is the first time for it to be offered to the public. Be sure to look it over before auction day and come prepared

to Bid & Buy, Saturday, October 29 at 10:00 A.M. We'll see you there! *John and John Wayne Kessler*

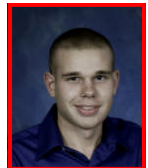
PERSONAL PROPERTY: ANTIQUES - COLLECTABLES - HOUSEHOLD: 2 #8 irons, cast irons, kettle, cast iron pot, stone jugs, stone jar, 2 antique wall clocks, dough tray table, granite, McCoy pieces, several bells, old and antique glassware, iron skillet, red dishes, Kiss-Me-Jar, 1858 Mason jar, Ball green jars, Willow dishes, several quilts, lots of old and antique collectables and glassware, silverware and silver plated items, costume jewelry, lots of books, punch bowl and cups, pitcher and bowl, pictures and frames, lamps, dishes, baskets, pots and pans, cooking utensils, Corning ware, crystal glasses, linens, towels, trunks, kerosene lamps, candle holders, glasses, electric fans, lots of other miscellaneous items too numerous to mention. **FURNITURE:** Grandfather clock, oak claw foot table, corner cabinet, maple 3 piece bedroom suite, 3 piece bedroom suite, cherry table, ladder back chairs, cedar chest, coffee table, couch and chair, 4 rockers, tables, love seat, tin table, couch, end table, card table, kitchen table and 4 chairs, marble top table, and odd chairs. **APPLIANCES:** White Westinghouse up-right freezer, Maytag washer, Frigidaire dryer, GE range, Kelvinator refrigerator, microwave, Saturn wood stove, fuel oil stove, barrel wood stove. **TOOLS & MISCELLANEOUS:** Ladder, shovels, hoes, hand tools, sander, barbed wire, saw, saw-horses, long step ladder, ammunition boxes, 2 vices, nails and screws, grinder, gas cans, and other miscellaneous items.

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 November 29, 2011. **PERSONAL PROPERTY:** Cash or good check with proper ID day of auction, or Visa/Master Card with a 3% convenience fee. **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.

ELIZABETH RUSSELL ESTATE, OWNERS - PAT MORRIS & DELLEAN DAVIS, CO-EXECUTRIXES - JOHN BERTRAM, ATTORNEY



**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:



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Let Us Do The Crying"

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