

Auction

SATURDAY, OCTOBER 1, 2011 - 10:00 A.M.

MR. & MRS. DONALD LEE

4 BEDROOM HOUSE & LOT

620 LEBANON AVENUE, CAMPBELLSVILLE, KY.

**IDEAL FOR A PERSONAL HOME - INVESTMENT OR A FIXER UPPER
MODERN CONVENIENCE WITH A CHARM FROM THE PAST**



REAL ESTATE: Aluminum sided 1½ story house containing 4 bedrooms and 2 baths (possible 3rd). The home features nice entry way and the main floor contains a living room, and dining room with hardwood floors, nice kitchen with dishwasher, range and refrigerator, bath and utility room, large bedroom with an adjacent bonus room that could be a nursery/office or a large walk in closet. Upstairs there are three additional bedrooms and a bath. (There is another bath (3rd) upstairs with all the fixtures but does not have water plumbed to it). This house has central heat and air (air only upstairs - heat not functional), tall ceilings and has a lot of character and charm. Some remodeling has been done over the years but it's ready for your personal touch. Other improvements consist of a detached garage and a blacktop driveway. All on a lot approximately 114' x 184', zoned R-1 and located on historical Lebanon Avenue. **INSPECTION:** The auctioneers will show the property anytime by appointment. Call 465-7051 Or attend open

inspection Friday, September 23, 4:00 p.m. to 5:30 p.m. Your inspection invited and appreciated.
TAKE A VIRTUAL TOUR ONLINE AT: www.kesslerauction.com

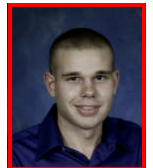
AUCTIONEER'S NOTE: Located in the Lebanon Avenue Historical District, this home has a lot of character and charm, and it's ready for you to add your personal touch. Be sure to look this property over before auction day, make any inspections or arrangements necessary and be prepared to **Bid & Buy, Saturday, October 1 at 10:00 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 November 1, 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:



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