

Auction

SAT., AUGUST 23, 2025 - 10:00 A.M.

Carolyn Bell Estate & David Henderson, Jr.

101 Peterson Street, Campbellsville, KY

Located Off Of South Central Avenue Near South Campbellsville Baptist Church. Auction Signs Posted!

HOUSE & LOT + PERSONAL PROPERTY

A Live Onsite Auction With Simulcast Internet Bidding On The Real Estate. The Real Estate Sells 1st At 10 A.M.



IDEAL FOR A PERSONAL HOME OR FOR RENTAL / INVESTMENT

REAL ESTATE: Aluminum sided house containing 2 bedrooms (1 does not have a closet), bath, living room and an eat in kitchen. The house has central gas heat, window air, hardwood and laminate flooring. All on a corner lot fronting on Peterson Street and Kerr Street. The lot is approximately 100' X 87.5', more or less.

INSPECTION: The auctioneers will show the property by appointment. Call 270-465-7051, or attend Open Inspection, Thursday, August 14th, from 11:00 A.M. to 12:00 P.M. Your inspection is invited and appreciated.

PERSONAL PROPERTY: Cherry bed, cherry lamp table, antique dresser, foot stool, dresser, wheel chair, book cases, dishes, sewing machine, rocking chair, linens, cedar wardrobe. Plus Lots Of Miscellaneous Items Too Numerous To Mention.

AUCTIONEER'S NOTE: We invite you to take a look at this property, and make any arrangements necessary and come prepared to BID & BUY, Saturday, August 23rd at 10:00 A.M. This property sells at absolute auction where you, the buyer,

will determine the price. The personal property can be inspected 1 hour prior to the auction. We'll see you there! John M. Kessler & John Wayne Kessler. Visit our website for additional pictures: www.kesslerauction.com

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. The balance due with delivery of deed on or before October 8, 2025. Simulcast bidders must register and be approved for bidding prior to the auction. Additional terms shall apply to simulcast bidders (see auctioneers web site for complete terms).

PERSONAL PROPERTY: Cash or good check with proper ID, or Credit Card (with a 3% convenience fee & \$1,000.00 max) day of auction. **NOTE:** A 10% Buyers Premium will be added to all winning bids on the real estate and personal property 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 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.

REAL ESTATE OWNERS: David Henderson, Jr. & The Carolyn Bell Estate (Larry Bell & Karen Redford, Co-Executors - Angie Call, Attorney)

PERSONAL PROPERTY OWNERS: The Carolyn Bell Estate (Larry bell & Karen Redford, Co-executors - Angie Call, Attorney)

www.kesslerauction.com 270 - 465 - 7051

KESSLER

AUCTION & REALTY CO.

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

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FOR AUCTION INFORMATION CONTACT:

JOHN M. KESSLER,

Principal Broker - Auctioneer

JOHN WAYNE KESSLER

Broker - Auctioneer

MARSHA ATWOOD

Sales Associate - Apprentice Auctioneer

MIKE PRICE

Sales Associate - Auctioneer

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Let Us Do The Crying"