



# Absolute Auction

**SAT., OCT., 11, 2025 - 10:00 A.M.**  
Julie Williams Estate & The Late Doug Williams

**56.764 +/- ACRES - 5 TRACTS**  
**VEHICLES - FARM EQUIPMENT & MISC.**  
**The Most Amazing View You Will Find !**

**1820 Attila Road, Campbellsville, Ky. (In Larue Co.)**  
**Auction Signs Posted !**



**Directions: From Campbellsville Or From Hodgenville, Follow Ky Highway 210, Turn Onto Badger Road And Follow For A Short Distance And Turn Onto Attila Road (Ky Highway 462) And Follow Approximately 3.30 Miles To The Williams Property.**

**Open Land - Home Sites - Wood Land - Hunting Tracts - Acreage Tracts**  
**Brick House - 2 Barns**

**SUV - Truck - 2 Tractors - Farm Equipment & Miscellaneous**

**A Great Land & Home Buying Opportunity !**

**Julie Williams Estate, Owner - Heather Duckworth, Executrix - Thomas Claycomb, Attorney**

**www.kesslerauction.com 270 - 465 - 7051**

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**HOMES - FARMS - ESTATES - ANTIQUES**  
**PERSONAL PROPERTY - FARM MACHINERY &**  
**BUSINESS LIQUIDATIONS**

**"No Auction Too Large Or Too Small"**

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56.764 +/- ACRES

**SELLING IN 5 TRACTS WITH THE RIGHT RESERVED TO GROUP  
BUY 1 TRACT, COMBINATION OF TRACTS OR AS A WHOLE  
USING OUR COMPUTER RUN MULTI-PAR SYSTEM**

**REAL ESTATE:** Nestled in the rolling country side just inside of Larue County and near Taylor and Marion Counties, this property offers one of the most fantastic views you will ever find. The land consist of 56.764 +/- acres selling in 5 tracts with the right reserved to group. Tracts range in size from 7 acres to 22 acres. The property is improved with the following: (1) a brick ranch house with attached garage. The house features on the main level a master suite complete with master bath and his and hers walk in closets, an additional bedroom, living room with a wood stove, a second bath, kitchen with breakfast area, and a laundry room. The house also has a finished walkout basement complete with a large den with a wood stove and walkout to a patio, a kitchenette, a third bath and a bonus room to be used how you would like. The house has central heat & air, public water and an attached garage with overhead doors and a walkout to an attached greenhouse, plus a front porch and a rear deck overlooking the country side. (2) A metal sided building approximately 30' X 60' with walk in and track doors. (3) A detached storage building. (4) A barn approximately 36' X 36'.

**INSPECTION:** The land can be inspected daily at your leisure. The house is shown by appointment with the auctioneers, call 270-465-7051 or attend Open Inspection, Thursday, October 2nd, from 11:00 A.M. to 12:00 P.M. Your inspection is invited and appreciated! Plats and additional pictures are available at our office, the farm or online at [www.kesslerauction.com](http://www.kesslerauction.com). Click on this auction then documents. The auctioneers are available to answer questions by calling 270-465-7051.

**RESTRICTIONS ALL TRACTS:** No junk yards, No salvage yards, and No single wide manufactured homes. Double wide manufactured homes are allowed but must be on a permanent foundation and be no older than 3 years of age at the time of placement on the property.

**ALL TRACTS FRONT ON ATTILLA ROAD.**

**TRACT #1:** 8.840 +/- acres. Open and wood land.

**TRACT #2:** 9.926 +/- acres. Open and wood land. Includes the house and barns listed above.

**TRACT #3:** 7.906 +/- acres. Mostly wooded with some open land.

**TRACT #4:** 7.621 +/- acres. Mostly wooded with some open land.

**TRACT #5:** 22.471 +/- acres. Mostly wooded with some open land at the front.

**BID & BUY  
THE AUCTION WAY !**

**A Live Onsite Auction Starting At 10 A.M. With The Vehicles, Farm Equipment & Personal Property Selling 1st.  
Real Estate Sells At Approximately 11 AM.**

**SUV - Truck - 2 Tractors - Farm Equipment & Miscellaneous**



**VEHICLES – BOAT & TRAILERS:** 2004 Chevy Tahoe ( 4 door, 4X4, Z71), 1995 Dodge 2500 (long bed, 4X4), 1983 Alumacraft 12' boat and trailer, 16' bumper hitch trailer, small bumper hitch trailer.

**TRACTORS:** MF 275 (diesel, canopy, Freeman loader, 2,096 hours showing), AC 5020 (turf tires, 2,088 hours showing).

**FARM EQUIPMENT:** 3 pt. seeder, 3 pt. posthole digger, wood splitter, drag, trailer type bush hog, 3 pt. hay spike, 1 bottom plow, Woods 3 pt. finish mower, grader blade, finish mower, grader box, air compressor, 2 water tanks, gates & panels, deer stand, iron post.

**PERSONAL PROPERTY:** A few pieces of personal property consisting of household, jars and miscellaneous items that were missed in the previous online auctions.

**THE PERSONAL PROPERTY CAN BE INSPECTED 1 HOUR PRIOR TO THE AUCTION  
ADDITIONAL PICTURES CAN BE FOUND ONLINE BY VISITING OUR WEBSITE.**

**AUCTIONEER'S NOTE:** This is a "Great Real Estate Buying Opportunity" for you to own all or a portion of this property. If you are in the market for investment property, recreational property or a home site, or a beautiful farm, this could be the perfect place for you. We invite you to look this property over before the auction, make any arrangements or inspections necessary and come prepared to BID & BUY, Saturday, October 11, 2025 at 10AM. Make plans to attend this auction and bring a friend. We'll see you there! John and John Wayne Kessler.

**For Plats & Additional Pictures, Visit Our Website:  
[www.kesslerauction.com](http://www.kesslerauction.com)**

**Julie Williams Estate, Owner - Heather Duckworth, Executrix - Thomas Claycomb, Attorney**

**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 November 25, 2025. **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.

**This Is A Live Onsite Auction  
Make Plans To Be There - Bid & Buy !**

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