

Auction

SAT., NOV., 8, 2025 - 10:00 A.M.

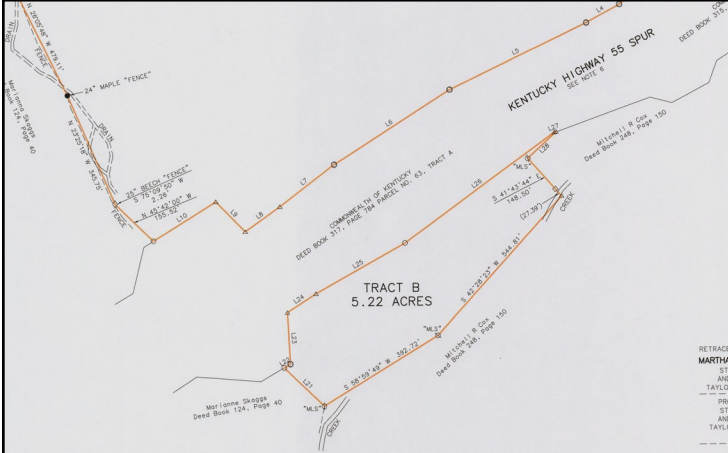
Martha Hoskins Revocable Trust

South By-Pass Road, Campbellsville, KY

Located Near The Smith Ridge Road Intersection. Auction Signs Posted !

5.22 ACRES

A Live Onsite Auction With Simulcast Internet Bidding On The Real Estate.



SUITABLE FOR MANY USES !

REAL ESTATE: TRACT B of the Martha Hoskins Property containing 5.22 acres with an entrance off the By-Pass. The property is mostly wooded with some possible marketable timber. An ideal hunting tract just outside the city limits on the new by-pass. Suitable for many uses. **INSPECTION:** The property can be viewed at your leisure anytime prior to the auction. The auctioneers are available to answer any questions by calling 270-465-7051. Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: This property has belonged to the Hoskins family for around 100 years. This tract was severed from the remaining farm when the new by-pass was built and the Hoskins Family has decided to sell it at public auction. We invite you to take a look at this property, and make any arrangements necessary and come prepared to **BID & BUY**, Saturday, November 8, 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 December 19, 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). **NOTE:** A 10% Buyers Premium will be added to the winning bid on the real estate 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.

REAL ESTATE OWNERS: Martha H. Hoskins Revocable Trust & Mr. & Mrs. William Taylor, Sr & Mr. & Mrs. Gregory Brown. Bettie Taylor, Trustee and Attorney In Fact

www.kesslerauction.com 270 - 465 - 7051

KESSLER

AUCTION & REALTY CO.

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

"Successful Auctions Since 1938"

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

www.kesslerauction.com 270 - 465 - 7051



"Keep Smiling Neighbor,
Let Us Do The Crying"