

Auction

SAT., NOV., 2, 2024 - 10:00 A.M.

Simon Myers Estate & Gerald Myers Estate

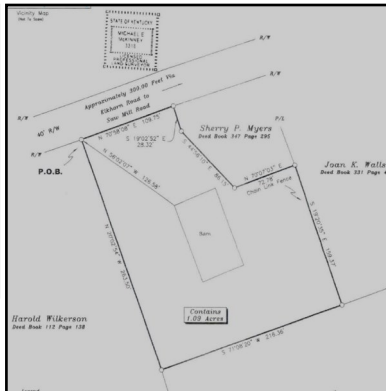
Elkhorn Road, Campbellsville, KY

Located Near 1731 Elkhorn Road & The Water Tower Bypass. Auction Signs Posted !

Building & 1.06 +/- Acres

Tractor - Cars - Trucks - Ditch Witch - Tools & Miscellaneous

A Live Onsite Auction With Simulcast Internet Bidding On The Real Estate, Vehicles & Major Equipment



Real Estate: Metal sided building approximately 36' X 48' m/l with concrete floor, electric, large overhead door and a walk in door. Plus there is an attached shed at the rear approximately 36' X 40', m/l and an attached shed down one side approximately 13' X 84', m/l. The lot contains 1.09 acres by an April 2024 survey, and has approximately 109' of frontage on Ky Highway 70 (Elkhorn Road). **Restrictions:** No junk yards. No salvage yards or auto recycling. No saw mills or log yards. No grain handling facilities. No feed lots or livestock. No single wide manufactured homes. Double wide manufactured homes allowed provided that they are on a permanent foundation of concrete or concrete block and are no older than 3 years of age at the time of placement on the property. Any auto repair, body shops or car lots must keep all non running vehicles to the rear of the property. Any changes will be announced at the auction. **Inspection:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend Open Inspection, Friday, October 25th, from

11:00 A.M. to 12:00 P.M. Your inspection is invited and appreciated.

Personal Property: Partial List Only ! 1950 Ford F1 Panel truck (showing 6,988 miles), 1949 Willys Jeepster Overland (showing 17,979 miles, engine is out but included), 1972 Chevy C30 (4 speed, dump bed, showing 143,147 miles), 1986 Chevy El Camino (showing 72,209 miles), 1979 Pontiac Firebird (137,438 miles), 1993 Lexus SC400 (showing 127,842 miles). John Deere 4400 tractor (front wheel assist, Sync reverser, JD 420 loader, 1,459 hours), Ditch Witch 2310 Diesel showing 3903 hours, Ditch Witch trailer, Sovema 3pt pto tiller, 14' +/- bumper hitch trailer, bumper hitch dump trailer, weight box, tractor pallet fork, metal break, small thatcher, harrow, garden plow, metal, shelves, metal racks, 2 car motors (1 is a Ford 5.8 EFI, 1 is a 6 cylinder make unknown), desk, gas cans, steel pipe, plastic pipe, wood and lumber, water pump. **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, November 2, 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 17, 2024. Simulcast bidders must register and be approved for bidding no later than 24 hours 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. Simulcast bidders must register and be approved for bidding no later than 24 hours 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 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.

Sherry Myers & Terry Myers, Owners

www.kesslerauction.com 270 - 465 - 7051

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

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FOR AUCTION INFORMATION CONTACT:

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Let Us Do The Crying"