

# Auction

## SAT., APRIL 12, 2025 - 10:00 A.M.

Selling For: Sunset Beach Properties, LLC.

**132 Earl Avenue, Campbellsville, KY**

Located In Sha-Lawn Village Subdivision - Just Off Of Greensburg Road. Auction Signs Posted !

## HOUSE & LOT

**4 Bedrooms - 2 Baths - Partial Basement**

**A Fixer Upper - In Need Of Repair. Ideal For A Personal Home Or For Rental / Investment**

**A LIVE ONSITE AUCTION WITH SIMULCAST INTERNET BIDDING.**



### ATTENTION:

**INVESTORS, RENTAL PROPERTY OWNERS & HANDY MEN.**

**REAL ESTATE:** 132 Earl Avenue, Campbellsville, KY. - PVA # 26A-050 (County & County School Tax District): A brick and vinyl sided ranch house containing 4 bedrooms, 2 baths, kitchen, living room, utility room and a partial basement. The house has electric baseboard heat. Other improvements consist of a detached storage building. The lot is approximately 90' X 148', more or less. This property is a fixer upper in need of some TLC and repairs and its ideal for a personal home or for rental / investment.

**REAL ESTATE INSPECTION:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend **Open Inspection, Thursday, April 3, from 12:00 P.M. to 1:00 P.M.** The house will also be open 1 hour prior to the auction. Your inspection is invited and appreciated. **NOTE:** Property sells in its AS IS condition and it is subject to any easements, right of ways, and restrictions, whether implied or of record.

**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, April 12, at 10:00 A.M.** This property sells at absolute auction where you, the buyer, will determine the price. *We'll see you there!* John M. Kessler & John Wayne Kessler. Visit our website for additional pictures: [www.kesslerauction.com](http://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 May 27, 2025. Simulcast bidders must register and be approved for bidding. Simulcast bidder must sign the purchase contract in person or by electronic signature within 24 hours of the conclusion of the auction and their earnest money deposit must be paid in person or by wire transfer no later than 5:00 P.M. on the second business day following 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, including Lead Based Paint.

[www.kesslerauction.com](http://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](http://www.kesslerauction.com) 270 - 465 - 7051



"Keep Smiling Neighbor,  
Let Us Do The Crying"