

Auction

SAT., JULY 19, 2025 - 10:00 A.M.

Bernice Spurling Estate & The Late Edwin Spurling

110 Autumn Drive, Campbellsville, KY

Located Off Of South Columbia Avenue. Auction Signs Posted!

HOUSE & LOT + PERSONAL PROPERTY

3 Bedroom, 1.5 Bath Brick Ranch House With Attached Garage.

Fine Home Furnishings - Antiques - Collectables - Appliances - Household Items - Tools - Lawn Mower & Miscellaneous

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



REAL ESTATE: A brick ranch house containing 3 bedrooms, 1.5 baths (half bath is off the master bedroom), living room / dining room combination, den with walkout to a concrete patio, kitchen with built in oven and range, utility room with washer / dryer hookup and a bonus room. The house has an attached garage, central heat and air, and appears to have been well maintained and ready for your personal updates. Other improvements consist of a detached storage building. The lot is Lot #16 of Southside Subdivision plus an addition. The lot fronts on Autumn Drive approximately 110' and extend back approximately 250'. **INSPECTION:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend **Open Inspection, Thursday, July 10th, from 11:00 A.M. to 12:00 P.M.** Your inspection is invited and appreciated.

PERSONAL PROPERTY: ANTIQUE - CHERRY & MODERN FURNITURE: Large dining table & 6 chairs, Cherry twin bed, dresser, 5 pc bedroom suite, 4 pc bedroom suite, Kimball piano, glass front cabinet, 3 arm chairs, coffee & end tables, recliner, table & 4 chairs, couch, Emerson TV, wicker love seat - 2 chairs & table, curio cabinets, wardrobe, chair, Glassware, antiques and collectables, dolls, toys, Barbie Dolls in box, Porcelain doll, Corning ware, pots & pans, lamps, pictures and prints, GE refrigerator, Whirlpool washer & dryer, chest freezer, Murray 38" riding mower, aluminum ladder, wheel barrow. **Plus Lots Of Miscellaneous Items Too Numerous To Mention.**

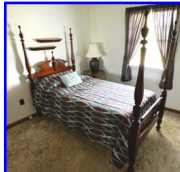
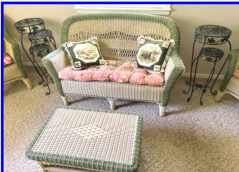
AUCTIONEER'S NOTE: We invite you to take a look at this property, and make any arrangements necessary and come prepared to BID & BUY, Saturday, July 19, at 10:00 A.M. This property sells at absolute auction where you, the buyer, will determine the price. The personal property can be inspected 1 hour prior to the auction. We'll see you there! John M. Kessler & John Wayne Kessler. [Visit our website for additional pictures: www.kesslerauction.com](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 August 29, 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. 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 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.

Bernice Spurling Estate, Owner - Sabrina Young, Executrix - Jermy Wood, Attorney

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"