

Sale Name: Former All Occasions Property - Building & 2.836 +/- Acres & Kitchen Equipment, Tables, Chairs, & More

LOT 1 - Building & 2.836 +/- Acres plus Personal Property



Description

Auction

**SATURDAY, DECEMBER 9, 2023
- 10:00 A.M.**

Selling For: Judith Robinson

743 Spurlington Road, Campbellsville, KY

Located Just Off Of US 68 (New Lebanon Road) - Auction Signs Posted !

BUILDING & 2.836 ACRES

PERSONAL PROPERTY

REAL ESTATE SELLS FIRST AT 10 A.M. - FOLLOWED BY THE PERSONAL PROPERTY

2.836 +/- ACRES - SELLING IN 2 TRACTS - WITH THE RIGHT RESERVED TO GROUP

BUY 1 PARCEL, OR AS A WHOLE USING OUR COMPUTER RUN MULTI-PAR SYSTEM

REAL ESTATE: PARCEL "A": 1.533 +/- acres fronting on Ky Highway 744 (Spurlington Road). This tract has approximately 181' of road frontage and has access by an easement on the Parcel "B" entrance. This tract is suitable for many uses. **PARCEL "B":** 1.303 +/- acres with 47' of frontage on Ky Highway 744 (Spurlington Road). This tract has includes the building formerly known as the "All Occasions" building. This property has previously been used for: wedding receptions, class reunions, family gatherings, birthday parties, anniversaries, business meeting, just to name a few. This building is suitable for many uses and could easily be converted for other purposes. The metal sided building is approximately 50' X 80', more or less with an attached storage section being approximately 30' X 20', more or less and an attached entry foyer being approximately 24' X 16', more or less. The entry foyer has tile flooring and hotel style heat & air. The main section of the building has a concrete floor with a large multipurpose room with central heat and air, a large kitchen with a wall air unit, 2 baths and a storage area with overhead service door. The attached storage portion has a concrete floor and some shelving, with easy access to the rest of the building. There are also 2 covered attached awnings for easy unloading of supplies or equipment. **RESTRICTIONS:** Restrictions in previous deeds include: No large confined feed operations; no junk yards; no sawmills, and no manufactured or mobile homes; no rental storage facilities; no grocery or convenience stores. Homes of 1400 square feet or larger permitted (excluding square footage of basement, garage or carport). **REAL ESTATE INSPECTION:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend **Open Inspection: Friday, December 1, from 12:00 Noon to 1:00 P.M.** Your inspection is invited and appreciated.

PERSONAL PROPERTY: stainless steel prep table, stainless steel Knight serving table, Koolaire ice maker, 2 Frigidaire refrigerators, GE range, Tappen range, approximately 230 folding white chairs, 3 chair racks, approximately 23 round tables, 2 4' tables, 3 6' tables, 9 8' tables, podium, small round table, decorations, arches, stools, table cloths, seat / chair covers, dance floor, mirrors, ladders, 6 trash cans, plants, lamps, 2 foyer tables & mirrors, smoke stands. **Plus Lots Of Miscellaneous Items Too Numerous To Mention.**

AUCTIONEER'S NOTE: Located just a short drive from town, this is where dreams and visions can become a reality. This is one of the most unique buying opportunities that you will ever have. We invite you to take a look at this property, and make any arrangements necessary and come prepared to **BID & BUY, Saturday, December 9 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**

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 January 23, 2024. **PERSONAL PROPERTY:** Cash or good check with proper ID, or Visa/Master Card (with a 3% convenience fee) 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.

FOR AUCTION INFORMATION CONTACT:

JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER

JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER

www.kesslerauction.com 270 - 465 - 7051

Quantity: 1



<https://www.kesslerauction.com/>