

**Sale Name:** The Rebecca Mann Estate and the Late Dr. W.R. Mann

**LOT - Triplex & Lot - 113, 115, 117 Roberta Ct, Campbellsville KY**



### **Description**

#### ***Auction***

**SAT., NOV., 9, 2024 - 10:00 A.M.**

**Rebecca Mann Estate & The Late Dr. W. R. Mann**

**TRIPLEX & DUPLEX SELL 1ST, FOLLOWED BY FARM #1 & #2.**

**ALL PROPERTIES SELL FROM THE FARM #1 LOCATION.**

**Auction Conducted On Farm #1, Milder Creek Road, Campbellsville, KY**

**From Campbellsville, Follow Ky Highway 55 South (New Columbia Road) And Turn Onto Milder Creek Road At The Ireland Community Center, Then Follow To Farm #1. Farm #1 Will Be On The Left Hand Side And Farm #2 Is On The Right Hand Side.**

**Auction Signs Posted !**

**Triplex & Lot**

## **113, 115, & 117 Roberta Court, Campbellsville, Ky.**

**From Campbellsville, Follow Old Lebanon Road, Turn Onto Stevens Court And Follow To Lamanda Lane And Then Turn Onto Roberta Court. Auction Signs Posted !**

Triplex & 0.3633 acre lot located at 113, 115, & 117 Roberta Court, Campbellsville, KY. Improved with a brick/vinyl triplex with shingle roof. This triplex was built new in 2004. Each unit of the triplex contains 2 bedrooms, 1.5 bathrooms, kitchen, living room, and a small utility room. Each unit has all electric central heat and air and separate utilities. The unit located at 117 Roberta Court has a 1 car attached carport. The other two units have a rear deck. Unit 113 and Unit 115 both had some new flooring replaced approximately 5 years ago. Each unit does have a range and refrigerator that stay with the unit. All three units are currently rented. **Inspection:** Available units will be open for inspection Friday, November 1 from 11:00 A.M. to 12 Noon. Units may be showed other times by appointment and at the convenience of tenants. Your inspection is invited and appreciated. The auctioneers do have inside pictures available on the units.

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**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 23, 2024.

**Note:** A 10% Buyers Premium will be added to all winning bids 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.

**Auctioneer's Note:** This is a "Great Real Estate Buying Opportunity" for you to own all or a portion of this property. If you are in the market for investment property, or a home site, a farm, or looking to expand your current farming operation, this could be the perfect place for you. We invite you to look this property over before the auction, make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, November 9, 2024 at 10AM.**

Make plans to attend this auction and bring a friend. *We'll see you there!* **John and John Wayne Kessler.**

**For Plats, & Additional Pictures, Visit Our Website: [www.kesslerauction.com](http://www.kesslerauction.com)**

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**Quantity: 1**



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