

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

LOT - Farm #1 - 51+/- Acres in 5 Tracts - Milder Creek Road 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 !

Farm #1: 51 +/- Acres

Milder Creek Road, Campbellsville, Ky.

Real Estate Offered In 5 Tracts With The Right Reserved To Group. Buy 1 Tract, Combination Of Tracts, Or As A Whole Using Our Computer Run Multi-Par System

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 Of The Road. Auction Signs Posted !

51 +/- Acres (new survey underway) fronting on Milder Creek Road. This farm consists of both open land and wood land. There are no improvements. **RESTRICTIONS:** No junk yards or salvage yards. No saw mills or log yards. No single wide manufactured homes. Double wide manufactured homes must be on a permanent foundation with concrete or concrete block skirting and must be no older than 3 years old at the time of placement on the property.

REAL ESTATE Inspection: The land can be inspected daily at your leisure. Your inspection is invited and appreciated! Plats, and additional pictures are available at our office or online at www.kesslerauction.com. Click on this auction then documents. The auctioneers are available to answer questions by calling 270-465-7051.

TRACT #1: 15.00 +/- acres. Mostly open land.

TRACT #2: 12.10 +/- acres. Mostly wooded.

TRACT #3: 18.80 +/- acres. Mostly open land.

TRACT #4: 2.70 +/- acres. All open land. Nice building site.

TRACT #5: 3.00 +/- acres. Open and wood land. Nice building site.

ALL TRACTS FRONT ON MILDER CREEK ROAD.

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

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Quantity: 1



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