

**Sale Name:** House & Lot - 110 Phillips Lane, Campbellsville, KY

**LOT 1 - House & Lot - 110 Phillips Lane Campbellsville, KY**



### **Description**

#### **Auction**

**110 Phillips Lane, Campbellsville, KY**

**Located Off Of South Central Avenue. Auction Signs Posted !**

**SAT., MAY., 17, 2025 - 10:00 A.M. Eastern**

**Selling For: JWB Rentals, LLC**

#### **BRICK RANCH HOUSE & LOT**

***A Live Onsite Auction With Simulcast Internet Bidding On The Real Estate.***

**IDEAL FOR A PERSONAL HOME OR FOR RENTAL / INVESTMENT.**

**Real Estate:** A brick ranch house containing 3 bedrooms, bath, living room, and a eat in kitchen with range and refrigerator. This house has new central heat & air with a transferable warranty, new carpet & laminate flooring, upgraded electrical system (new plugs, new switches and new breaker box), fresh paint, new ceiling fans, new

range hood, replacement windows and doors, new shower insert, new commode, new faucets in the kitchen and bath, new sink in the bath, new metal roof and cornish, new gas line to the house, updated hot water heater. This truly is a move in ready house. Other improvements consist of a detached storage building and a concrete driveway.

**Inspection:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend **Open Inspection, Thursday, May 8, from 11:00 A.M. to 12:00 P.M.** Your inspection is invited and appreciated.

**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, May 17, 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 July 1, 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).** **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

**Quantity:** 1



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