

Auction

SATURDAY, DECEMBER 4, 2021 - 9:30 A.M. CST

Selling For: Gertrude Tedder

15 +/- ACRES - 3 TRACTS

ROLEY - YUMA ROAD & EASTRIDGE CEMETERY ROAD, COLUMBIA, KY

LOCATED AT THE INTERSECTION OF THE ROLEY-YUMA ROAD AND EASTRIDGE CEMETERY ROAD. FROM KNIFLEY - FOLLOW KY HWY 76, TURN RIGHT ON TO EASTRIDGE CEMETERY ROAD AND FOLLOW TO THE TEDDER PROPERTY. FROM CAMPBELLSVILLE, FOLLOW KY HWY 70, TURN RIGHT ON TO KY HWY 76, TURN LEFT ON TO HWY 1752 (SPECK RIDGE ROAD) AND FOLLOW TO EASTRIDGE CEMETERY ROAD AND THEN FOLLOW EASTRIDGE CEMETERY ROAD TO THE PROPERTY. - AUCTION SIGNS POSTED !



**15 +/- ACRES - SELLING IN 3 TRACTS WITH THE RIGHT RESERVED TO GROUP
BUY 1 TRACT, COMBINATION OF TRACTS, OR AS A WHOLE
USING OUR COMPUTER RUN MULTI-PAR SYSTEM**

REAL ESTATE: 15 +/- acres (new survey underway) consisting of mostly open land selling in 3 tracts with the right reserved to group. Tracts range in size from 3.5 acres to 7 acres. Nice mini farm tracts and several home sites with beautiful views of the country side, and with road frontage on Roley-Yuma Road and on Eastridge Cemetery Road. **TRACT 1:** 4.40 +/- acres, fronting on both the Roley-Yuma Road and on Eastridge Cemetery Road. **TRACT 2:** 3.50 +/- acres, fronting on Eastridge Cemetery Road. **TRACT 3:** 7.00 +/- acres fronting on Roley - Yuma Road.

RESTRICTIONS: No junk yards, No Salvage yards, No single wide mobile or manufactured homes. Double wide manufactured homes are allowed but can be no older than 2 years of age at the time of placement on the property and they must be on a permanent foundation.

INSPECTION: The land can be inspected daily at your leisure. The auctioneers are available to answer questions at anytime. Call 270-465-7051. Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: If you are in the market for an acreage tract, mini farm, home site, or investment property, we have what may 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, December 4, 2021 at 9:30 A.M. CST.** Make plans to attend this auction. We'll see you there ! **John and John Wayne Kessler**

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 19, 2022. **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.

GERTRUDE TEDDER, OWNER - PEGGY LAWSON & GARY MERRITT, ATTORNEY'S IN FACT

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

AUCTION CONDUCTED BY:



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"Keep Smiling Neighbor,
Let Us Do The Crying"

EASTRIDGE CEMETERY ROAD

ROLEY YUMA ROAD

TRACT 1
4.4± Acres

TRACT 3
7.0± Acres

TRACT 2
3.5± Acres

FOR ILLUSTRATION ONLY
NOT FOR RECORD
NOT FOR LAND TRANSFER

