

Auction

SATURDAY, MARCH 25, 2023 - 10:00 A.M.

The Former Property Of The Late Clay Rogers

HOUSE & LOT
PERSONAL PROPERTY

305 SHARON DRIVE, CAMPBELLSVILLE, KY

Located On The Corner Of Sharon Drive And Brook Street. - Auction Signs Posted !



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

REAL ESTATE: Brick ranch house containing a living room / dining room combination, eat in kitchen with built in oven & range top, 2 bedrooms, a den or 3rd bedroom with a fireplace, and 1 bath. The house also has a basement, central heat and air, an attached garage and a detached metal sided garage. All on a corner lot fronting on Sharon Drive and Brook Street and being approximately 96' X 160', more or less.
REAL ESTATE INSPECTION: The auctioneers will show the property by appointment. Call 270-465-7051, or attend Open Inspection, Friday, March 17, from 4:00 to 5:00 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, March 25, at 10:00 A.M. This home sells at absolute auction where you, the buyer, will determine the price. The personal property offers something for everyone and has many unique pieces. The personal property can be inspected 1 hour prior to the auction. We'll see you there! John M. Kessler & John Wayne Kessler. Visit our website for additional pictures: www.kesslerauction.com

PERSONAL PROPERTY: TRUCK: 2007 Ford Ranger. GUNS & SWORDS: 3 swords brought back from Japan WWII, Stevens 20ga single shot, Mossberg #83 - 410 bolt, Savage Stevens model #94 (series M) 410 single shot. **NOTE:** FEDERAL FIREARM RULES AND BACKGROUND CHECKS DO APPLY ON ALL RIFLES, SHOTGUNS & PISTOLS. PICTURE ID REQUIRED. ALL GUNS WILL BE TRANSFERRED BY A FEDERAL FIREARMS DEALER AND A \$30.00 PER GUN TRANSFER FEE WILL APPLY. ALL GUNS WILL BE TRANSFERRED AND PICKED UP BY THE BUYER AT THE FIREARM

DEALERS LOCATION. **ANTIQU & MODERN FURNITURE:** Antique china cabinet (been in the Rogers family for more than 100 years - estimated), antique buffet (came from Smith family), Cherry corner cabinet, Flax spinning wheel, yarn winder, antique dresser with tall mirror, Tempus Fugit grandfather clock, antique dresser, quilt racks, wagon seat bench, Chevy bench, hand made hall tree, dining table & 6 chairs, brass bed, 2 twin bed frames, cedar chest, rocker, coffee table, twin bed, 2 recliners, small drop leaf table & 2 chairs, cedar wardrobe, chairs, tables, antique radio, cabinet, bed, clothes rack, ladder back chairs, Singer sewing machine in cabinet, Kenmore sewing machine, 2 trunks, chest, desk, file cabinet, couch & arm chair, plant stand, couch, end tables, rocker, checker table, magazine rack, bed, dresser, wardrobe. **ANTIQUES - COLLECTABLES - HOUSEHOLD:** Antique Ford heater, Norleans china, antique & old glassware, English Garden china, Panel Grape Fostoria, Fenton china, kerosine lamps, mantel clocks (Sessions, Ingram, Seth Thomas, others), wall clocks (Regulator), 3 - 31 day clock, Ingram tractor clock, horse collar mirror, pitcher & bowl, shoe last, antique telephone, wood churn, antique coffee grinder, bells, shoe shine kit, iron skillet, microwave, Don Ensor print, small toys & tins, arrowheads, Fred Thrasher prints, C M Vittitow prints, Gene Gray prints, lamps, pictures, vacuum cleaner, sewing box, dishes, pots & pans, cooking utensils, wash board. **APPLIANCES:** Frigidaire refrigerator. **TOOLS & ANTIQUE TOOLS:** John Deere LA110 42" riding mower, 2 antique corn shellers, 19 Steelyard scales, antique wrenches (buggy, Model A, Van Brunt, Case, Other), antique monkey wrench collection (some Coles), 6 planters / Chuck a lucks, well bucket, Ox yoke, 2 large axe heads, tire chains, air compressor, handsaw collection (36+), 3 wheel bicycle with motor, Radio Flyer wagon, Fimco spray, band saw, extension cords, seeder, wrenches, drills, sanders, grinders, hammers, gas blower, rasp, corn knife, grind stones, Black Hawk corn sheller, table saw, antique drill press (Champion Blower Forge), drill bits, planers, fishing poles, gas cans, sling shot, hand drill, green insulators, sausage grinder, drink bottles, #3 C & S dinner bell, draw knives, Skill saws, blue & green jars, rail road spikes, tractor seat, fans, 2 old well pumps, floor scales, cross cut saws. Plus Lots Of Miscellaneous Items Too Numerous To Mention.

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 and Lead Based Paint Waiver. The balance due with delivery of deed on or before May 10, 2023. **PERSONAL PROPERTY:** Cash or good check with proper ID, or Visa/Master Card (with a 3% convenience fee - \$3 minimum) 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 including lead based paint.

Owner: Pam Rogers

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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MAKE PLANS TO ATTEND THIS AUCTION !



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