

Auction

SATURDAY, JULY 22, 2023 - 10:00 A.M.

HOUSE & 2 LOTS

Ernest Richardson Estate

103 DAISY DRIVE, CAMPBELLSVILLE, KY

Located In Johnsport Subdivision Off Of The Old Lebanon Road (Highway 289) - Auction Signs Posted !



REAL ESTATE: Located in Johnsport Subdivision, this brick ranch home features 3 bedrooms, 2 baths, a family / living room, a spacious equipped kitchen with range, refrigerator, microwave and dishwasher plus a breakfast area, a sitting room and a large den with fireplace and a utility closet with washer / dryer hookup. This home has central gas forced air heat and central air, carpet, laminate and tile flooring, and it had a new roof installed in 2023 and some new paint. Outside there is a concrete patio, concrete driveway and a brick sided detached garage. All on 2 lots fronting on Daisy Drive, Pearl Avenue and Dandelion Drive. **REAL ESTATE INSPECTION:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend Open Inspection, Friday, July 14, from 4:30 P.M. to 5:30 P.M. Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: This home was under construction when Ernest and Judy Richardson purchased it. The Richardson's were proud of their home and this will be a property that you will be proud to own. This property sells at absolute auction where you, the buyer, will determine the price. We invite you to take a look at this property prior to the auction, and make any arrangements necessary and come prepared to BID & BUY, Saturday, July 22 at 10:00 A.M. The auction will be conducted on site at 103 Daisy Drive, Campbellsville, Ky. We'll see you there! John M. Kessler & John Wayne Kessler. Visit our website for additional pictures: 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 and Lead Based Paint Waiver. The balance due with delivery of deed on or before September 5, 2023. **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.

Clarence Ernest Richardson Estate, Owner - Stella Thompson, Executrix - Barry Bertram, Attorney

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

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"Keep Smiling Neighbor,
Let Us Do The Crying"

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