

Auction

LIVE ONSITE
AUCTION

SATURDAY, JULY 11, 2020 - 10:00 A.M.

**FRANCES WAYMON ESTATE + ADDITIONS
HOUSE & 2+/- ACRES (+) PERSONAL PROPERTY
515 COX CEMETERY ROAD, ELKHORN, KY**

JUST OFF OF SPECK RIDGE ROAD (KY HIGHWAY 1752) AND KY HIGHWAY 76 - AUCTION SIGNS POSTED!

REAL ESTATE SELLS FIRST AT 10AM - FOLLOWED BY THE PERSONAL PROPERTY



REAL ESTATE: A vinyl sided ranch house containing 3 bedrooms, bath, kitchen with built in dishwasher and oak cabinets, living room, unfinished basement, central heat & air (air unit replaced in 2017), rear deck and an attached garage. The house has replacement style windows, and appears to have been well maintained. Other improvements consist of a detached metal sided garage with overhead door and a concrete floor. The lot according to the deed of record contains approximately 2.25 acres, more or less. **INSPECTION:** The auctioneers will show the real estate anytime by appointment. Call 270-465-7051, or attend **Open Inspection, Friday, July 3, from 12 NOON to 1:00 P.M.** Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: If you are in the market for a house with some acreage, and in a peaceful setting, we invite you to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, July 11, at 10:00 A.M.** The personal property

can be inspected 1 hour prior to auction. Make plans to attend this auction, and bring a friend. *We'll see you there!* John and JohnWayne Kessler.



PERSONAL PROPERTY: AUTO: 2009 Jeep Grand Cherokee Laredo 4x2,

96,000 miles. **LAWN & GARDEN:** Poulan Pro riding mower, White rear tine tiller, pull behind yard cart, shop vac, hedge trimmer, leaf blower, old wrenches, brace & bit, yard & garden tools, small shop vac, antique tobacco knife, antique square, antique plane & draw knife. **FURNITURE:**

4 pc bedroom suite, 4 pc Cedar bedroom suite, Cherry tea cart, Dining table & 6 chairs, hutch, couch, recliner, ladder back chairs, Vizio TV, lamp table, portable electric fireplace, Childs rocker, clothes rack. **ANTIQUES - COLLECTABLES - HOUSEHOLD & MISCELLANEOUS:** #2 dinner bell, green glassware, pots, pans, cooking utensils, clocks, mirrors, dishes, Johann Haviland Traditions China, lamps, several kerosene lamps, 2 preserve stands, old and antique glassware, globe lamps, electric sewing machine, cast iron, quilts, silverware sets, gas grill, lawn chairs, file cabinet, fans, Bissell Vac. **APPLIANCES:** HP washer, Frigidaire dryer, Frigidaire range. **CONsigned ITEMS:** Microwave, kerosene lamps, bar stools, 2 globe lamps, Fred Thrasher prints. **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 August 26, 2020. **PERSONAL PROPERTY:** Cash or good check with proper ID, or Visa/Master Card 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.

NOTE: Due to the Coronavirus outbreak and the State Of Emergency Orders, and to comply with the CDC and the local Health Department Guidelines, and to protect our staff and customers, we will encourage the maintaining of social distancing at our auction site to further prevent the spread of Covid-19.

FRANCES WAYMON ESTATE, OWNER - CINDY NELSON, EXECUTRIX - ANGIE CALL, 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

AUCTION CONDUCTED BY:



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