

ABSOLUTE AUCTION

Thursday, July 28th at 5:30 PM

LOCATION: 6381 Foster Road, Philpot, KY. From Exit 21 of the Owensboro By-Pass, take Hwy 144 4 miles to Hwy 142. Go south on Hwy 142 apprx. .8 miles and take the fork to the left for S Hampton Road. Follow S Hampton Road apprx. .7 miles to Foster Road. Take Foster Road for apprx. .5 miles, the property will be on your left. **Watch for signs**

Since we live out of state and are no longer in need of this property, Kurtz Auction & Realty has been authorized to sell the following **regardless of price:**

EXECUTIVE HOME ON 3.12 ACRES 30' X 40' POLE BARN



PROPERTY FEATURES:

- First level features a kitchen/family room combo with fireplace, living room with fireplace, dining room, office, bedroom, two full baths and master bedroom with additional bathroom
- Second level features two bedrooms with walk in closets, full bath, bonus room, sitting area and floored attic space
- Two car attached garage
- Covered patio
- 4,194 square feet

AUCTIONEERS NOTE: Take the opportunity to view this custom home on a picturesque country setting. The separate living areas and large bedrooms are sure to suit most families of any size. With cropland surrounding this property you will get a much bigger feel than the maintenance requires for this property.

TERMS: 10% down at the auction, balance on or before September 12th, 2022. Possession with deed. 2022 property taxes will be prorated. Bidders have ten days prior to the auction for lead-based paint and other inspections.

**OPEN HOUSE: WED., JULY 20th
4:30 PM - 5:30 PM**



FOR MORE INFORMATION OR TO SEE THE REAL ESTATE CALL CLAY TAYLOR, AUCTIONEER.

OWNERS: David and LeAnne Johnson

800-264-1204

kurtzauction.com

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