

# AUCTION

Wednesday, April 17 - 5:30 PM

## LOCATIONS:

**6305 & 6305B Hopkinsville Rd., and 503 S. Madison Ave., Madisonville, KY.**

As I no longer have a need for these properties, I have authorized Kurtz Auction and Realty to sell the following **regardless of price:**

## HOPKINS COUNTY RESIDENTIAL REAL ESTATE

**Directions for 6305 Hopkinsville Rd:** from Downtown Madisonville take HWY 41 South for 6 1/2 miles to property. **Watch for signs.**

**Open House**  
Thursday, April 4th  
4:30-5:30 pm



503 S. Madison Ave.

**Auction will be held at 6305 Hopkinsville Rd.**  
6305 & 6305B Hopkinsville Rd.  
(Properties are on same Deed and sell as one)

### 6305 Hopkinsville Rd.

#### Property features

- 3 bedrooms
- 2 full baths
- Built in 1983
- Owner's suite (with bath)
- Large open concept kitchen/family room combo
- Laundry room
- Sunroom
- 1,878 sq. ft. of living space (per PVA)
- Two car attached garage
- In-ground pool with new liner
- Roof replaced in 2009
- Newer air condenser

- Newer water heater
- Detached metal building (electric, office space, 3 bays with garage door access, one bay concrete floor, 2 bays gravel)

### 6305B Hopkinsville Rd.

#### Property features

- Two bedrooms
- One full bath
- 808 square feet of living space (per PVA)
- Attached carport
- Currently rented for \$750 a month (includes metal building)

**FOR MORE INFORMATION GO TO [KURTZAUCTION.COM](http://KURTZAUCTION.COM) OR CONTACT JOSEPH MILLS, AUCTIONEER - 270-903-9641.**

**Owners:** Stephen French and  
Cane Run Reserve LLC

**800-264-1204**

**kurtzauction.com**

# KURTZ

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## HOPKINS COUNTY RESIDENTIAL REAL ESTATE

**Directions for 503 Madison Ave:** from the intersection of W. McLaughlin Ave and S. Main St. (HWY 41) in downtown Madisonville take W McLaughlin 4 blocks to S. Madison Ave. then north on S. Madison for 1/10 of a mile to property. **Watch for signs**

**Auction will be held at 6305 Hopkinsville Rd.**



### 503 S. Madison Ave. property features

- 2 Bedrooms
- 1 Baths
- 1,123 square feet of living space( per PVA)
- Newer HVAC unit
- Newer water heater
- Appliances included- newer refrigerator, newer stove
- Currently rented for \$700 a month

**Terms-** 10% down at the auction; balance due on or before June 3rd, 2024. Taxes and rent roll to be pro-rated. Buyers have 15 days before auction to make any lead based paint or other inspections on any of the properties.

Viewing by  
appointment for  
503 Madison Ave.

6305 & 6305B Hopkinsville Rd.

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