

# ESTATE AUCTION

Thursday, Oct. 19th at 10:00 AM CST

LOCATION: 6434 Little Hickory Road, Philpot, KY.

From the intersection of Hwy. 54 and Wendell Ford Expressway, head southeast on Hwy. 54 approx. 9.4 miles, then west onto Little Hickory Road for approx. 1 mile to the property. **Watch for Signs!**

In order to assist in settling the Everett Massie Estate, Kurtz Auction & Realty has been authorized to sell the following **regardless of price:**



**OPEN HOUSE:**  
Thursday,  
Oct. 5th - 4-6 PM

## 45.643 ACRES - 4 TRACTS Home - Cropland - Building Sites

### TRACT 1: 2 ACRES

- Nearly All Tillable with Building Sites
- 288 ft. of Road Frontage on Little Hickory Rd.

### TRACT 2: 15.564 ACRES

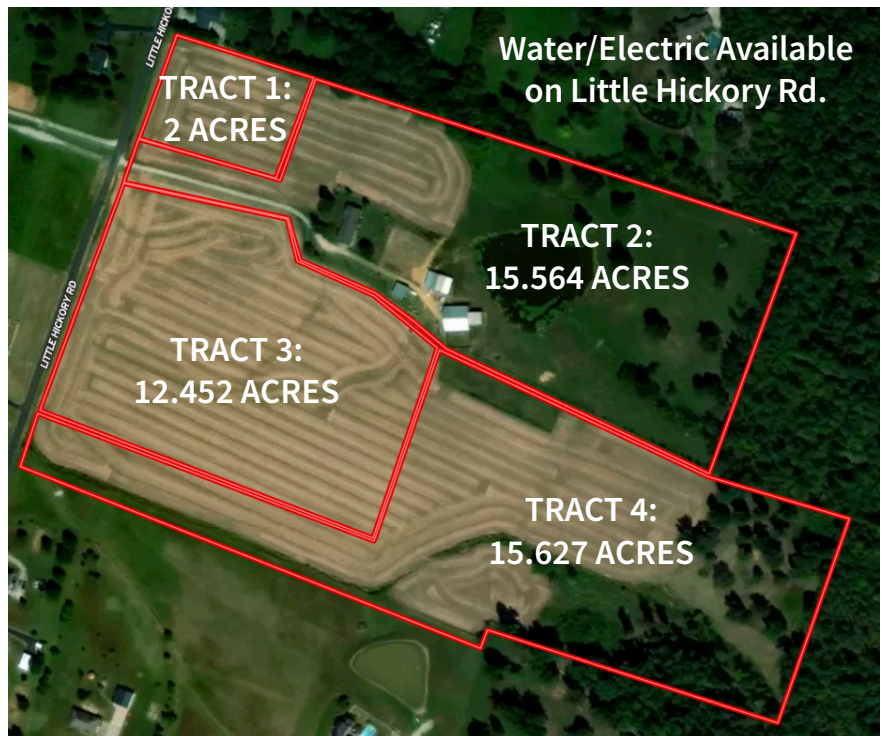
- 3 Bedroom, 2.5 bath, 1-Story Brick Home with Living Room, Family Room, Eat-in Kitchen, Formal Dining Room.
- 2,436 sq. ft. per PVA
- 2 Car Attached Garage
- 1 Acre Lake
- 3 Barns

### TRACT 3: 12.452 ACRES

- Nearly All Tillable with Building Sites
- 639 ft. of Road Frontage on Little Hickory Rd.

### TRACT 4: 15.627 ACRES

- 8.75+/- of Tillable Acres
- 6.85+/- of Pasture/Wood/Building Sites
- 75 ft. of Road Frontage on Little Hickory Rd.



**REAL ESTATE TERMS:** 10% down at the auction, with balance due by December 4th, 2023. Possession with delivery of deed. 2023 property taxes will be paid by the seller. Inspect the property anytime at your own risk!

**TRUCK, FARM MACHINERY, ETC. OTHER SIDE**

**FOR MORE INFORMATION OR DRONE VIDEO GO TO [KURTZAUCTION.COM](http://KURTZAUCTION.COM) OR CALL TYLER EDGE, AUCTIONEER.**

**Owner:** Everett J. Massie Estate

**800-264-1204**

**[kurtzauction.com](http://kurtzauction.com)**

# KURTZ

**AUCTION & REALTY®**

Announcements made at auction take precedence over printed material

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## TRUCK - 9 TRACTORS - FARM MACHINERY - TOOLS ANTIQUES - COLLECTIBLES:

**Farm Machinery - Tools:** 2004 Ford Ranger V6 Auto. 130K miles; 80's Model John Deere 550-C Dozer; 70s Model Ford 9600 Tractor; Ford 4600 Tractor; Ford 801 Powermaster Tractor; 40's model Ford 8N Tractor; 70's model Ford 600 Tractor; (2) 50's model International Farmall 140's Tractors; 70's Model International Farmall 140's Tractors; 70's Model International Farmall 364 (Diesel) Tractor; Rotary Tiller; Tillers; Rotary Mowers; 2 Row Plow; Lincoln Welder; Drill Press; Air Compressor; Wrenches; Drivers; Clamps; Tool Boxes; Power Tools; Chains; Jacks; Gas Cans and other Misc. Tools.



**Antiques - Collectibles:** Maytag Washer/Dryer; (2) 5-piece bedroom suites; 3-piece bedroom suite; china cabinet; Chippendale style hutch; rolltop desk; dining tables w/chairs; corner cabinet; sofa; loveseat; coffee tables; end tables; sewing table; quilt rack; Kent china; glassware; crystal ware; lamps; books and other misc. household items.



**PERSONAL PROPERTY TERMS:** Payment in full at the auction by cash, check, Visa or MasterCard. (3.5% convenience fee if using Visa or MasterCard).

TRACTS & HOME OTHER SIDE

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