

AUCTION

Tuesday, November 28th - 10 AM

LOCATION: 145 South Arlington Drive, Henderson, KY.

Directions: From the Intersection of Zion Road (HWY 305) and Arlington Dr. in Henderson take Arlington Drive south 1/2 mile to property. **Watch for signs**

As I have relocated and downsized I no longer have a need for this home and personal property because of so, I have authorized Kurtz Auction to sell the following **regardless of price:**

CENTRALLY LOCATED HENDERSON HOME

Property features:

- 3 bedrooms
- 1 1/2 baths
- Owner's suite w/ half bath
- Family room
- Eat in kitchen
- Split level
- 2,068 total sq. ft. split level style
- Attached carport w/shop space
- Newer roof
- Mostly replaced windows
- Newer HVAC
- Large driveway
- Hardwood in bedrooms



OPEN HOUSES:
Tuesday, November
7th & 21st, 5 pm-6 pm
or call for a
private showing.

Personal Property: china cabinet; display cabinets; grandfather clock; coffee table; wall tables; Victorian style sofa; hutch; desk; globe lamp; end tables; glassware; flatscreen tv; lanterns; carnival glass; chairs; tools; tool chest; and more



Auctioneer Note: Mrs O'Nan has been an excellent steward of this property, she has kept an absolute spotless home since the day she moved in in 1970. In home ownership, things naturally need fixing from time to time and never once were things neglected or gone without repair. When looking to invest in real estate you want a well maintained property and that is exactly what you are getting here! Come one, come all as this property sells **absolute!**

Terms: REAL ESTATE: 10% down at the auction; remaining balance due on or before January 15th 2024. Buyers have thirty days prior to sale for lead based paint and other inspections.

PERSONAL PROPERTY: paid in full at the auction by cash or check, 3.5% fee applied for credit and debit card transactions.

FOR MORE INFORMATION AND PHOTOS SEE KURTZAUCTION.COM OR CONTACT JOSEPH MILLS, AUCTIONEER

Owner: Mrs. Janet O'Nan

800-264-1204

kurtzauction.com

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