

AUCTION

Thursday, November 2nd - 10:00 AM

LOCATION: 4856 Pleasant Valley Rd., Philpot, KY.

Directions: From the intersection of HWY 144 and HWY 142 (east side of Owensboro) take HWY 142 south for two (2) miles to Pleasant Valley Rd. Then take Pleasant Valley Rd. west for 3/8ths of a mile to property. **Watch for signs.**

In order to settle the Estate of William B. Early Estate, Kurtz Auction has been authorized to sell the following **regardless of price:**



PLEASANT VALLEY RD. HOME - 3.62 AC.

PROPERTY FEATURES:

- 3 bedroom home
- 2 baths
- Owners suite with large walk-in closet
- Eat in kitchen
- Large family room with wood burning fire place
- 2 car detached garage with upstairs loft/ office
- Storage shed with garage door
- 2,144 square feet per pva
- 3.629 acres



OPEN HOUSES:
Oct. 18th and Oct. 25th
5-6 pm
Call for a private showing

PERSONAL PROPERTY:

1994 Coachmen Santara, approx. 20,500 miles (currently does not run); 2005 Chevy Equinox, approx. 241,000, engine disconnected (currently does not run); 2001 Pontiac Aztek, approx. 162,000; Case International 1120 mower tractor; an abundance of R/C airplanes and components; Porter Cable 60 gal. stationary air compressor; flatscreen tvs; deep freezer; Central pneumatic sand blaster; hand tools including but not limited to pipe wrenches and other wrenches, socket sets, drill presses, space heaters, saws, shop lights and more; some furniture ; household goods and more.

TERMS: Real Estate 10% down at the auction with the balance due on or before December 18th, 2023. Possession with the delivery of the deed at closing. 2023 property taxes paid by the seller. Call for viewing.

Personal Property- paid in full at the auction by cash, check, 3.5% convenience fee added to purchase by credit or debit card transactions.



1994 Coachmen Santara



2005 Chevy Equinox



2001 Pontiac Aztek



FOR MORE INFORMATION AND ADDITIONAL PHOTOS GO TO KURTZAUCTION.COM OR CONTACT JOSEPH MILLS, AUCTIONEER, 270-903-9641.

Owner: William B. Early Sr. Estate
& Jennifer Goins

800-264-1204

kurtzauction.com

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Announcements made at auction take precedence over printed material