

ABSOLUTE AUCTION

Tuesday, April 22nd at 10 AM

LOCATION: 204 Hill Bridge Road, Utica, KY 42376

From the intersection of J.R. Miller Blvd. and Frederica St. just south of Owensboro, take Hwy 431 south 3 miles then turn east on Hill Bridge Road for approximately .3 miles to the property. **WATCH FOR SIGNS!**

In order to assist in settling the Blanche M. Werne Estate, Kurtz Auction and Realty has been authorized to sell the following **REGARDLESS OF PRICE:**

3 BEDROOM HOME ON 1.419 ACRES AND 21.491 ACRES OF MOSTLY CROPLAND IN TWO TRACTS

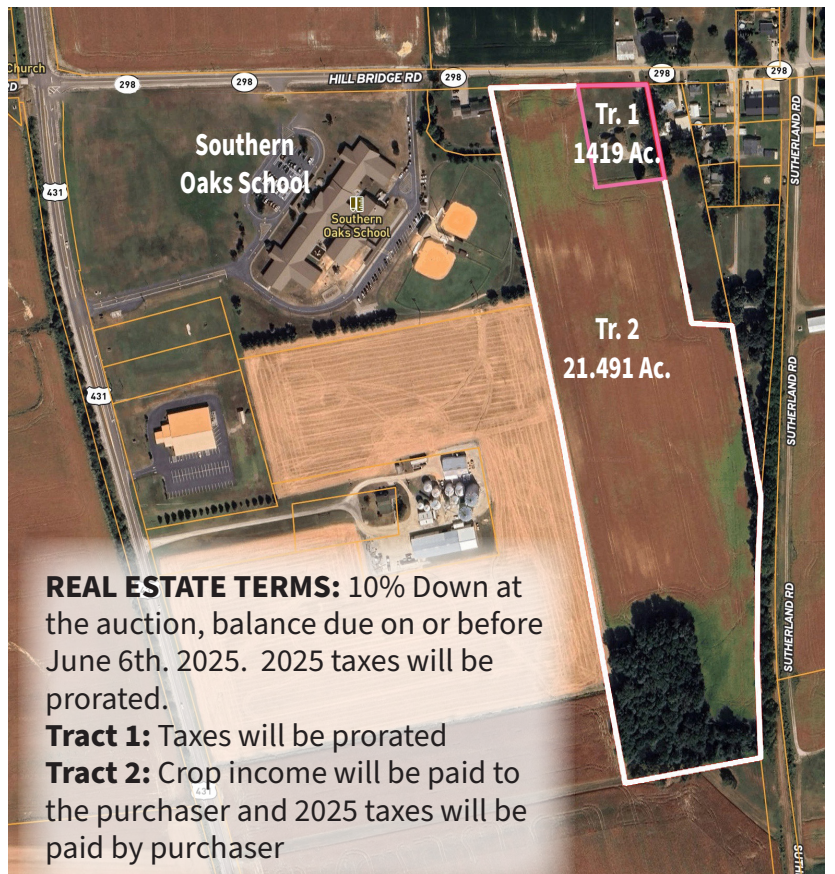


TRACT 1: HOME ON 1.419 ACRE LOT

- Living room
- Kitchen with breakfast bar
- Dining area
- Master bedroom with full bath
- Two guest bedrooms
- Full guest bathroom
- Laundry area
- Two car attached garage
- Hardwood floors
- Central heat and air
- 1877 square feet living space
- Detached two car garage with concrete floor

TRACT 2: 190 HILL BRIDGE RD. - 21.491 AC.

- 21.491 Acres of mostly gently rolling cropland.
- Primary soil types include Belknap and Alford silt loams
- 258.00' of blacktop frontage
- Water and gas available
- DO NOT drive through crops



REAL ESTATE TERMS: 10% Down at the auction, balance due on or before June 6th, 2025. 2025 taxes will be prorated.

Tract 1: Taxes will be prorated

Tract 2: Crop income will be paid to the purchaser and 2025 taxes will be paid by purchaser

VEHICLES, FURNITURE, MORE ON OTHER SIDE

For more info. and to see the home contact Amy Whistle, Auctioneer or Kelsey Whistle Edge, App. Auctioneer

Owner: Blanche M. Werne Estate

Executor: Hon. Ed Hodskins

800-264-1204

kurtzauction.com

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VEHICLES • FURNITURE • JEWELRY • TOOLS AND MORE

Antique cherry Tom Blue bedroom suits, drop leaf tables, plant stands, server, curio cabinet, china cabinet, dining table and chairs; marble top center table; cherry game table; hand made marble top walnut coffee table (brought from Germany by boat); occasional tables; sewing machine; Grandfather clock; rockers; sofa; Hitchcock style rocker; Empoli glass vase bottle; area rugs; “Gardenia” Syracuse china pattern; stoneware crocks; Direct Action gas stove; blanket chests; Sun three wheel bicycle; Pyrex; American Block; costume jewelry; 10k and 14k jewelry; Sterling silver flatware “Chantilly”; misc. kitchenware; tools; and much more.



2020 Lincoln Continental w/5,335 mi.



2008 Chevy Colorado w/29,260 mi.



HOME AND TRACTS INFORMATION ON OTHER SIDE

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