

# AUCTION

Tuesday, April 19th at 5:30 PM

**LOCATION:** 2170 N Stratford Drive, Owensboro, KY. From the intersection of Parrish Avenue and Bosley Road, take Bosley Road south to Stratford Drive. Go west on Stratford Drive and take the fork to the right for N Stratford Drive. **Watch for signs!**

Kurtz Auction & Realty has been authorized to sell the following regardless of price:

## BRICK DUPLEX



**PROPERTY FEATURES:** • Approximately 2,464 combined square feet • Carport • Storage building

### A SIDE:

- Two bedrooms & one bathroom
- Living room
- Family room
- Eat-in kitchen
- Laundry room
- Short term lease at \$650 per month, previously rented for \$800

### B SIDE:

- Two bedrooms & one bathroom
- Living room
- Eat-in kitchen
- Hardwood floors
- Currently rented for \$600 per month

**FOR MORE INFORMATION VISIT [KURTZAUCTION.COM](http://KURTZAUCTION.COM) OR TO SEE THE REAL ESTATE CALL CLAY TAYLOR OR JIM KNOTT, AUCTIONEERS.**

**REAL ESTATE TERMS:** 10% down at the auction, balance on or before June 3rd, 2022. Possession with deed, subject to tenants' rights. 2022 property taxes will be prorated. Bidders have ten days prior to the auction for lead-based paint and other inspections.

**OWNER:** Anderson Investments, LLC

**800-264-1204**  
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Announcements made at auction take precedence over printed material

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