

# AUCTION

Friday, April 16th at 10 AM

**Location:** 410 HWY 1207, Utica, KY 42376. **Directions:** From South Frederica in Owensboro take Hwy 431 south 8 miles to Utica, then west on Hwy 140 a half mile then north on HWY 1207 .1 mile to the property. Watch for sign.

In order to settle the Estate of Paul & Rosemary Brewer, Kurtz Auction & Realty Co. has been authorized to sell the following **regardless of price:**

## 5.3 Acres & Home w/ 3 Bay Garage



### Property Features:

- Two story home
- 2,469 sq. ft. per PVA
- 3 or 4 Bedrooms
- 2 full bathrooms
- Hardwood floors & carpet throughout
- Central heat and air
- Tankless water heater
- 5.3 Acres of gently rolling land

### First Level

- Sunroom addition
- Eat-in Kitchen w/ laundry/utility area
- Full bathroom
- Formal dining room
- Family room
- Bedroom currently used as craft room

### Second Level

- Three bedrooms
- Full bathroom
- Attic space

- Blacktop driveway
- Workshop
- Three bay detached garage w/ sliding doors, loft space and potting shed

**Personal Property:** Whirlpool washer and dryer; stainless steel LG refrigerator; Frigidaire electric range; GE mini refrigerator; Whirlpool deep freeze; Panasonic microwave; Epson Printer/scanner; antique Detecto produce scale; (2) Fairbanks Co. industrial carts; two flatscreen tv's; wrist and pocket watches; vintage belt buckles; costume jewelry; 8 seat formal dining table; antique Murphy bed; trunks; pie safe; Hoosier cabinet; full size beds; twin beds; chest of drawers; leather vintage sofa; love seat; Craftsman Lawn tractor; hand tools; cooking ware; china; vintage Huffy bike; antique toy cars; sewing machines; and much more. This list by no means reflects all that will be sold at the auction. Be sure to check the website for photos!

**For Inspection of Real Estate, Call Joseph Mills at 270-903-9641. Or see [kurtzauction.com](http://kurtzauction.com) for more photos & video.**

**Terms:** 10% down at the auction; balance due on or before June 1st. 2021 taxes prorated from date of closing. Buyers have 10 days prior to auction to make any lead-based paint or other inspections. Personal property to be paid in full day of auction by cash, check, VISA, or MC. Attendees are expected to maintain social distancing and abide by all the other directives issued by the Governor regarding Covid-19.

**Owner:** Estate of Paul & Rosemary Brewer

**800-264-1204**  
**[kurtzauction.com](http://kurtzauction.com)**

Announcements made at auction take precedence over printed material.

**KURTZ**  
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