

# ABSOLUTE AUCTION

## Thursday, May 29th at 10 AM

**LOCATION:** 4990 Newbolt Road, Owensboro, KY 42303

From HWY 54 east of Owensboro, take Millers Mill Road south east .6 mile, then south on Newbolt Road .3 miles to the property. **WATCH FOR SIGNS!**

Since we have decided to downsize, we have authorized Kurtz Auction and Realty to sell the following **regardless of price:**

## COUNTRY HOME ON 8.579 ACRES WITH BARN AND SHOPS



### MAIN LEVEL

- Living room with fireplace
- Eat-in kitchen
- Dining area
- One bedroom
- One bath (Bath Fitters Bathtub)

### UPSTAIRS

- Two bedrooms
- Unfinished flex room

### BASEMENT

- Laundry and storage area

### OTHER BUILDINGS

- 22'x26' detached garage
- 46'x62' shop with wood working room
- 114'x30' Implement shed
- 21'x29' shed

**OTHER HOME FEATURES:** 1536 square feet per PVA, vinyl windows, new doors, hardwood floors, roof on house one year old, new central heat and air in 2023, water heater replaced in 2018, replacement doors and windows

## FARM MACHINERY-VEHICLES-TOOLS

2019 Kubota tractor L4701, diesel, hydro. live PTO, 1135.5 hrs with Kubota LA765 loader, quick attach feature; 1978 Ford 7700, 6000 hrs, 2 double acting remote cylinders, rebuilt hyd. PTO; New Holland 463 7'10" disc mower; Bushhog 10'; 2 pt. hitch PTO540; Case New Holland hay probe; New Holland 462 disc mower; New Holland model 273 baler; New Holland model 68 baler; John Deere 7.5' Clipper; 2 basket hay tedder; Shop built 16 ft. flatbed tandem axel trailer

**VEHICLES:** 1992 Ford Ranger w/ rebuilt Jasper engine (5000-7000 miles), new radiator, rebuilt transmission working A/C; 2006 Chrysler Town and Country mini van touring addition (147xxx miles); 1982 Chevy C30 1 ton with 350 engine, electric dump bed and 7000 lb. winch, rolled over miles

**TOOLS:** 5hp 60 gal Air America air compressor; Lincoln AC 225 amp arc welder; hand tools and more.



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

**PERSONAL PROPERTY Terms:** Payment in full at the auction by cash, check, or credit/debit card. A 3.5% convenience fee will be charged for credit or debit cards.

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

**Owners:** Tommy and Milly Claypool

**800-264-1204**

**kurtzauction.com**

# KURTZ

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2025