

AUCTION

Thursday, July 9th at 10 AM

Location: 240 South Main Street, Beaver Dam, KY 42320

Directions: From the intersection of KY-69 & South Main Street Hartford, KY; head south on South Main Street approx. 3.3 miles to the property on the right. Watch for signs.

In order to liquidate assets Easy E's Pawn Shop has authorized Kurtz Auction & Realty to sell the following to the highest bidder **regardless of price: NO BUYER'S PREMIUM**

Commercial Building



Open House: Tuesday, June 30th 4 to 6 PM

Property Features: Location, location, location. Prime commercial real estate, with high traffic count, right in the heart of downtown Beaver Dam, KY. A strategic investment property in a highly desirable B-3 HWY business district! The real estate consists of a large 1-acre parcel with two structures consisting of 3,700 sq. ft. and an additional 1,200 sq. ft. within steps of the new Beaver Dam Amphitheater. The main structure has had recent renovations that include a new roof & HVAC. This is the only commercial lot left in the downtown business district that has ample off-street parking making this a desirable location for retail, restaurant, professional office, or lodging. Since being voted wet in 2016 the downtown B-3 district has done nothing but evolved. Within 4 blocks you have a concert venue, Beef O' Brady's Sports Bar, Uncrafted Territory Brewing Co., the city park, and local farmers market. You won't want to miss out on this incredible investment opportunity.

- 3,700 sq. ft. in the main building
- 1 full bathroom
- Central hear/air
- Concrete floors throughout
- Newly painted exterior & interior
- 4 bay/garage doors (2 in main building, 2 in storage building)
- 1,200 sq. ft. garage storage building
- Off street parking
- Zoned B-3
- 1 ± acre lot

Over 175+ Long Rifles & Handguns – Electronics – Tools – Sporting Goods



Diamond Back DB15 300 Blackout, 300



Rugar Single Six, 22 cal.



Beretta 92A1, 9mm



Remington Model 742 Woodmaster, 30-06



FN Special Police .308, 308



Browning BDA, 380

SEE FULL LIST OF GUNS & OTHER ITEMS ON REVERSE SIDE

Shotguns: Maverick Arms Model 88, 12 gauge; Mossberg Model 88, 12 gauge; Remington Model 1100, 12 gauge; Remington M887, 12 gauge; Remington Model 870, 12 gauge; Remington Model 870, 20 gauge; Winchester Model 1300, 12 gauge; Rossi Model 410, 410; Remington Model 870 Express, 12 gauge; Maverick Arms Model 88, 20 gauge; H&R M48, 12 gauge; Maverick Arms Model 88, 12 gauge; Maverick Arms Model 88, 12 gauge; Tristar Cobra, 20 gauge; Stoeger P3000, 12 gauge; Stevens Model 320, 20 gauge; Remington Model 870, 12 gauge; Stevens Model 320, 20 gauge; New England Model 410, 410; Hatfield SGL, 20 gauge; Model SB, 20 gauge; Escort Magnum, 20 gauge; New England, 20 gauge; Winchester Super X2 Magnum, 12 gauge; Benelli Nova, 12 gauge

Rifles: New England SBT, 223; Remington 700, 7mm; Mossberg Patriot, 270; Remington 700, 30-06; Remington 783, 30-06; Marlin X7, 30-06; Remington 770, 270; Savage Axis, 243; Savage Axis, 243; Mossberg ATR100, 30-06; Mossberg International 715T, 22; Diamond Back DB15, 300; Blackout, 300; Mossberg International 702, 22; Winchester model 190, 22; Rossi SB, 308; H&R SB2, 22/250; Rossi, 22; Norinco SKS, 762; Norinco SKS, 762; Norinco SKS, 762; Savage Model 11, 308; Ruger M77 All Weather, 22; New England SB2, 30-30; Savage Model 110, 270; Mossberg 100ATR, 30-06; MML Model T-5, 50 Black Powder; Winchester Model 67, 22; CVA Model Hunter, 7mm; Savage Model 62, 22; Remington Model 597, 22; Remington Model 597, 22; Remington Model 597, 22; Remington Model 597, 22; Remington Model 742 Woodmaster, 30-06; Remington Model 742 Woodmaster, 30-06; Winchester Model 70, 270; Remington Model 700, 30-06; Remington Model 522 Viper, 22; Mossberg International 702, 22; Savage Model 12, 22-250; FN Special Police .308, 308; Mossberg Patriot, 338; CVA Buckhorn Magnum, 50 Black Powder; CVA Buckhorn Magnum, 50 Black Powder; Mossberg 100ATR, 270; Remington Model 742 Woodmaster, 30-06; Bushmaster XN15, 556; Bushmaster Carbon N15, 556; DPMS A15, 556; Remington Model 550, 22; Savage Axis Model 243, 243; Accura, 50 Black Powder; Remington Model 710, 270; Remington Model 700, 243; Highpoint Model 4095, 40; Highpoint Model 995, 9mm; American Tactical Omni, 223-556; CAI wars10, 762; Rossi, 243; Marlin XT-17, 17; Remington Model 721, 30-06; Remington Model 770, 30-06; Western Auto Model 100A, 22; Savage Mark2, 22; Remington Model 788, 308; Remington Model 783, 270; Glenfield Model 60, 22; Mossberg Patriot, 308; KSA "My first rifle", 22; Savage Model A17, 17HMR; Marlin Model 60, 22; Magnat Fabric, 762; Mossberg 715T, 22; Savage Axis, 30-06; Savage Model III, 308; Savage Model 110, 270; Savage Axis, 270; Mossberg Patriot, 30-06;

Pistol/Revolvers: Model 22-A1, 22 cal.; Keltec Sub2000, 9mm; SCCY CPX-1, 9mm; Ruger SR9c, 9mm; Glock 43, 9mm; Taurus PT140 pro, 40 cal.; Taurus PT140 G2, 9mm; ISSC M22, 22 cal.; Ruger LC9, 9mm; Ruger LCP, 380 cal.; Glock 41, 45 cal.; Highpoint Model C9, 9mm; SCCY CPX-1, 9mm; Taurus 709 slim, 9mm; Ruger LC380, 380 cal.; FMK 9C1G2, 9mm; FMK 9C1G2, 9mm; SAR Arms SARB6P, 9mm; Taurus PT100AR, 40 cal.; Taurus PT111, 9mm; Glock 21, 45 auto; Ruger Sr9c, 9mm; Kahr CM9, 9mm; Century Arms TP9SF, 9 mm; Ruger LCS9, 9mm; Taurus Spectrum, 380 cal.; Walter PK, 380 cal.; Beretta Pico, 380 cal.; Davis P380, 380 cal.; Tristar MKC, 9mm; Smith & Wesson M&P Shield, 9mm; Taurus PT92, 9mm; Diamond Back SF9, 9mm; Smith & Wesson M&P9, 9mm; Norinco Model 213, 9mm; Glock 22, 40 cal.; Beretta Model 96, 40 cal.; Charter Arms Undercover, 38 cal.; Walter PPS, 40 cal.; Jimenez Arms, 380 cal.; Highpoint JCP, 40 cal.; SCCY CPX-2, 9mm; Smith & Wesson SDV9E, 9mm; Ruger EC9S, 9mm; Walter 91KAL, 9mm; Jennings Model 59, 380 cal.; Keltech PMR30, 22 cal.; Jennings Model 25, 25 cal.; Glock 43, 9mm; Taurus PT22, 22 cal.; Highpoint Model CF330, 380 cal.; Mossberg Short, 20 gauge

Cars: 2002 Pontiac Aztek, 165k

Electronics: Flat screen TV's; cameras; phones; phone cases; video game systems; video games; DVDs

Tools: Tillers; push mowers; weed eaters; leaf blowers; tool boxes; generators; heaters; table saw; chain saw; drills; saws; power tools and other misc. tools

Sporting Goods: Bicycles, fishing rods & reels

Misc.: Display cases and shelving

For more information or photos go to kurtzauction.com or contact Tyler Edge, Auctioneer

Terms: Real Estate: 10% down at the auction, balance due by August 28th, 2020. **Personal Property:** to be paid in full at the auction by cash, check, Visa or Mastercard. **The auction will be held onsite in accordance with the Covid-19 guidelines & restrictions set forth by the Governor. In an effort to encourage social distancing & to accommodate those seeking to stay home, the auction will also be available via absentee and/or phone bidding, real estate only. Please visit kurtzauction.com or contact the auctioneers prior to the auction for any updates. No buyer's premium.**

An FFL agent will be onsite to transfer guns on day of auction

Seller: Easy E's Pawn Shop

Announcements made at auction take precedence over printed material

2020



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