

ESTATE AUCTION

Wednesday, Aug. 7th - 10:00 AM

LOCATION: 5162 Highway 69 North, Hartford, KY.

Directions: From the Intersection of Highway 231 and Highway 69 North in Hartford, take Highway 69 North 4.5 miles. **Watch for signs.**

In order to aid in settling the Estate of Edna Goff, Kurtz Auction & Realty Co. has been authorized to sell the following **regardless of price:**

BRICK HOME WITH 16.1 ACRES BUILDING TRACT WITH 11.76 ACRES

OPEN HOUSES:
Thurs., July 25th
Thurs., Aug. 1st
5-6 pm

Call for a private showing

TRACT 1 FEATURES:

- 16.1 Acres- new survey
- 4,096 square foot brick home with metal roof
- 50'x30' shop building with concrete floor, roughed in electrical, newer windows,
- Two car detached garage with storm shelter below
- Two car carport with concrete parking pad
- Large barn with three high clearance bays
- Mature and marketable timber



TRACT 2 FEATURES:

- Excellent building site
- 11.76 acres- new survey
- Mature and marketable timber



RESIDENCE FEATURES:

- Built in 1977
- 3 bedrooms
- 3 bathrooms
- Eat in kitchen
- Primary bedroom with full bath
- Multiple living spaces
- Screened in porch
- Walkout basement with high ceilings
- Generac backup generator



Property lines estimated, refer to plat for specifics

TERMS: 10% down at the auction; balance due on or before September 23rd, 2024, Possession with deed. 2024 taxes pro-rated. Bidders have 10 days prior to auction for lead based paint and other inspections.

**FOR MORE INFORMATION AND ADDITIONAL PHOTOS GO TO KURTZAUCION.COM
OR CONTACT JOSEPH MILLS, AUCTIONEER, 270-903-9641.**

Owner: Edna Goff Estate

800-264-1204
kurtzauction.com



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