

AUCTION

Wednesday, July 26th at 3:00 PM

LOCATION: 18063 Boswell Road, Henderson, KY

FROM HENDERSON-At the intersection of US 41 and Zion Road, go east on Zion Rd. 10 miles to Bluff City Rd. turn North and go 1.3 miles to Boswell Road, turn East and go 1.1 miles to the property. **Watch for our signs.**

FROM OWENSBORO-Take the Audubon Parkway west 14 miles, then south on KY-416 15 miles Mason Landing Rd, then west 1.1 miles to Boswell Road. The property will be on your right. **Watch for our signs.**

Since we are no longer in need of our family farm, Kurtz Auction and Realty has been authorized to sell the following:

4,892 Sq.Ft. Brick Home on 6 Acres

- Built in 1994
- 4,892 Square feet
- Road frontage on Boswell Road
- 4 Bedrooms
- 3.5 baths
- HVAC-Carrier Geothermal – 4-ton 10KW Heater Kit, April-air Humidifier 500 Series (installed in 2014)
- Maytag Water Heater (66-gallon water tank)
- 2 car attached garage with storage closet

Main Floor

- Large foyer
- Sitting room
- Eat-in kitchen with island and stainless-steel appliance package (side by side refrigerator, 2 cooktops, double oven, microwave) large walk-in pantry
- Dining room
- Family room
- All season room with sky lights and attached outdoor deck
- Master suite with large bathroom with Whirlpool tub, walk in shower as well as walk-in closet with French doors that open to an outdoor deck
- Bedroom with adjoining full bath

BARN Approx. 56' x 30' with electric

CAR: 2012 Toyota Prius/Hatchback, 4-Cyl, Hybrid, 1.8 Liter, Automatic CVT, mileage 167,747

TRACTOR: 1969 Ford 2000 - B1022B 2WD Tractor wide front, 4 speed, gas 9315A, 2098.1 hrs.

CORN PRO HORSE TRAILER: 1999 Model SG-16 6S, 7000 lbs. axle rating

OWNER: Helen Saalweachter Life Estate

812-452-3191

kurtzauction.com



OPEN HOUSE

Thurs., July 13 - 4:30-6p

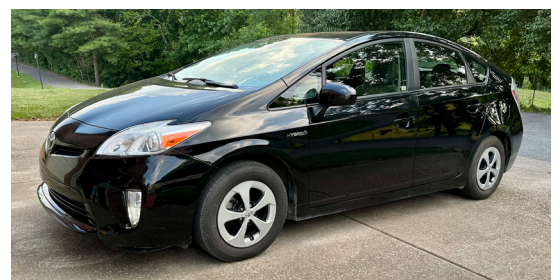
Mon., July 17 - 4:30-6p

Sun., July 23 - 12:30-2p

SEE OTHER SIDE FOR MORE

Second Floor

- 2 Bedrooms
- Bonus room
- Storage room
- Cedar lined closet
- Full bath



KURTZ
AUCTION & REALTY®

AUCTION

Wednesday, July 26th at 3:00 PM

LOCATION: 18063 Boswell Road, Henderson, KY

Shop Equipment - Household

SHOP EQUIPMENT: Campbell Hausfeld 80 gallon 5 HP two stage air compressor, Cummins 12 speed drill press, 2 Craftsman rolling tool chests, Craftsman grinder 5 HP, Delta Truck Boy 30 ton capacity CP 100 press; bench vice (608 61830); hydraulic lift; Craftsman 10" table saw 3HP; Craftsman router table; Warm Morning wood burning stove; fan; garden planter; 2-man saw; bow saw; tarps; shovels; rakes; hand tools; extension cords; extension ladders and much more.

HOUSEHOLD: Antique mahogany china cabinet and hutch; mahogany buffet; Eternal Rose fine china; Grandfather clock; sofa with Queen Anne legs; side chair to match sofa; set of sofa chairs w/Queen Anne legs; side tables with Queen Anne legs; 6 pc bedroom set with four poster bed frame (queen size bed frame, dresser, 2 chests and 2 night stands); 8 pc bedroom set with four poster bed frame (queen size bed frame with box springs and mattress, dresser, 2 chests, 2 night stands, bed bench and steps); sleigh bed with box springs and mattress (full size); Large solid wood dining set with 8 fabric upholstered and wood chairs; 5 pc. RTA metal bar table with glass top, pub height and set of 4 swivel full back bar stools; 5 pc. oriental furniture porcelain planter with glass top and set of 4 parsons chairs; Kenmore upright freezer Model #253.24452102; Frigidaire upright freezer Model #LFFU1765DW15; GE upright freezer Model #FUF17DLRAWW; Kenmore Side by Side refrigerator 26.5 cubic ft. Model Series 5578; front loading washer and dryer set w/bases; corner hutch with light; hutch with light; sideboard hutch with lights; buffet; 3 sets of wrought iron patio furniture; several dishware sets (Ambassador by Meito, Homer Laughlin-Empire Green, Pfaltzgraff Christmas dinnerware, Caravel by Excel); stoneware crocks; crystal; glass pitchers; cake stands; platters; glassware sets; Kimball piano; leather chair with ottoman; large screen TV with stand; dresser w/mirror; 2 classic rolltop wood desks; 6 pc. resin and wicker furniture set (sofa, 2 side chairs, 1 glider and 2 side tables); Craftsman work bench; hand tools; 2 outdoor wooden rocking chairs; 1 Bombay nightstand; bookcase with glass doors; small folding table; fish fry set; coolers; oil lamps; 2 artificial Christmas trees; area rugs; wall art; kitchenware; glassware; cookware and more.

SEE OTHER SIDE FOR MORE

AUCTIONEERS NOTE: Take this opportunity to view this beautiful, picturesque country retreat tucked away on a serene 6 acres. This brick home has many customized features. A rare find that has been well maintained and offers privacy, space, with a pond view front and back of the home.

The 4-bedroom 3-1/2 bath home with 4,892 sq ft of living space has a spacious and welcoming interior, complete with all the amenities you desire. The large living areas and large eat in kitchen with island and stainless-steel appliance package are perfect for entertaining. The main-floor primary suite offers a tranquil retreat, with abundant space, a spacious walk-in closet, and a whirlpool bath. All the rooms in this home are generously sized and there is ample storage on the 2nd floor as well with the bonus room and storage room. Extra storage offers organizational versatility for the family as well as guests' comfort.

The property offers extra opportunities for your family's enjoyment with the large pole barn and stocked pond with beautiful mature trees in the rear of the property.

This home is located just 20 minutes from the heart of Henderson, 25 minutes southeast of Evansville and 25 minutes from the Owensboro Riverfront.

Terms for Real Estate: 10% down at the auction, balance due on or before September 15th, 2023.

Personal Property and Equipment Terms: Balance to be paid in full day of sale. Cash, check, debit or credit card at the auction. 3.5% convenience fee added to all credit/debit card transactions. All equipment and personal property must be removed by the purchaser within one week of the sale. Seller and Auctioneer are not responsible for items purchased at the sale.

SEE WEBSITE FOR MORE COMPLETE TERMS AND CONDITIONS

OWNER: Helen Saalweachter Life Estate

812-452-3191

kurtzauction.com

KURTZ
AUCTION & REALTY®

Announcements made at auction take precedence over printed material