

ABSOLUTE AUCTION

Tuesday, April 8th at 10 AM

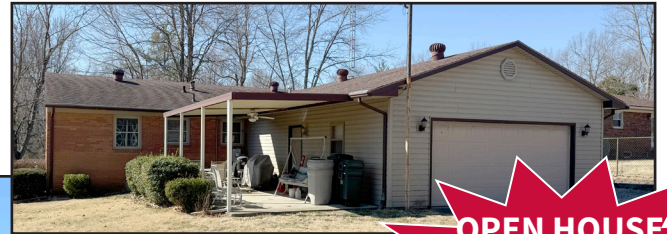
LOCATION: 5775 Old Hwy 54, Philpot, KY.

From the intersection of Hwy 54 and Old Hwy 54, 4.5 miles east of Owensboro in Philpot, take Old Hwy 54 for .3 miles to the property. **Watch for signs!**

Since I moved to assisted living, Kurtz Auction and Realty has been authorized to sell the following **regardless of price:**

BRICK HOME

- Main level features three bedrooms, 1.5 baths, living room, and eat-in kitchen
- Full basement with full bathroom
- Attached one car garage in the front and attached two car garage to the rear with full bathroom and washer/dryer hookups
- Covered patio and storage building
- 100' x 285' lot



OPEN HOUSE.
Tues., Mar. 25
4:30-6:00 PM



'86 Procraft 1650V boat with 90 hp Evinrude and MinnKota trolling motor

'93 Tidecraft Supreme boat 16.5' with 115 hp Yamaha and MinnKota trolling motor

John Deere D130 riding mower, 42" deck, 280 hrs



TOOLS-FURNITURE-HOUSEWARES

FIREARMS: Companhia Brasileira De Cartuchos single shot 20 gauge, Jennings J-22 pistol, HiPoint C9 pistol. (guns stored off site)

SHOP TOOLS, FURNITURE & HOUSEHOLD: Utility trailer; ladders; 4500 watt Xtreme generator; bicycles; air compressor, hand tools; Craftsman toolbox; Coleman cabinet and work bench; Delta miter saw; Craftsman table saw; vice; wet/dry vac; grinder on stand; wheel barrow; E-go trimmer; Stihl trimmer; snow blower; push mowers; gas cans; 4 wheeler ramps; Frigidaire refrigerator; Whirlpool dryer (2); Maytag washer (2); wheelchairs (2); fishing rods and reels; Lowrey organ; 65" LG LED TV and other LED tvs; LG surround sound; dining table with leafs and matching hutch; tv stand; replica ice boxes; dishware; kitchenware; nativity scene; jewelry boxes; watches; bar stools; matching sectional sofa and love seat with ottoman; lamps; file cabinet; rocking chair; sewing machine and folding sewing table; patio furniture; Charbroil commercial grill and more!

REAL ESTATE TERMS: 10% down at the auction with the balance due by May 23, 2025. Possession with delivery of deed at closing. 2025 property taxes will be prorated. **Sells subject to Cedar Hills Sewer Extension assessment.**

PERSONAL PROPERTY TERMS: Payment in full at the auction by cash, check, or credit/debit card (There will be a 3.5% convenience fee for credit or debit cards)

FOR MORE INFORMATION AND FOR VIEWINGS CALL CLAY TAYLOR, AUCTIONEER

OWNER: Donald Hoffman

800-264-1204

kurtzauction.com

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Announcements made at auction take precedence over printed material
2025