

# AUCTION

Tuesday, July 26th at 5:30 PM

**LOCATION:** 497 Branch St., Calhoun, KY

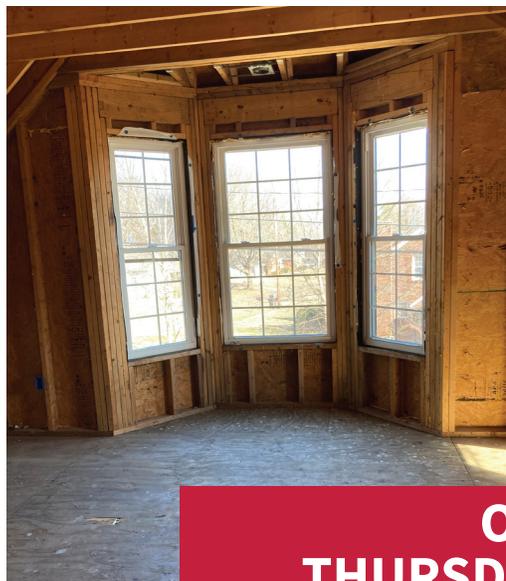
**DIRECTIONS:** From Main St. in Downtown Calhoun take W. 5th St., 2 blocks to the corner of Branch St. and West 5th St. **Watch for signs**

As we no longer need this property we have authorized Kurtz Auction and Realty to sell the following **regardless of price:**

## Duplex - Downtown Calhoun, KY

### PROPERTY FEATURES:

- Unfinished duplex - property is in need of completion. NEW CONSTRUCTION.
- 2 units, both 1400± sq. ft.
- 1-1/2 story
- 2/3 bedroom (option for office)
- Interior of each unit has been framed.
- Vaulted ceiling
- 2 living areas in each unit
- 1 bathroom per unit
- Metal roof
- Investment potential
- +/- 1/4 acre lot



**OPEN HOUSE  
THURSDAY, JULY 21 - 5-6 PM**

**Auctioneer Note:** This property is a blank canvas just ready to be completed. The craftsmanship is very noticeable and is just needing the finishing touches to become an excellent investment property or even a primary residence for someone. Come on out as this property sells ABSOLUTE!

**Terms:** 10% down, balance in 45 days. Possession granted day of sale. 2022 property taxes to be pro-rated.

**FOR MORE INFORMATION & PHOTOS VISIT [KURTZAUCTION.COM](http://KURTZAUCTION.COM) OR  
CONTACT JOSEPH MILLS, AUCTIONEER.**

**Sellers:** Jacob & Kelsey Smith  
& Sandra Mason

**800-264-1204**

**[kurtzauction.com](http://kurtzauction.com)**

Announcements made at auction take precedence over printed material

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