

ABSOLUTE AUCTION

Tuesday, December 12th - 10 AM

LOCATION: 2250 Middleground Dr., Owensboro, KY.

Directions: From the intersection of Carter Rd. and Bittel Rd. take Bittel Rd. east for 1/4th mile, then Venetian Way south for 1/2 a mile, then Middleground east to property. **Watch for signs**

As my mother has relocated and no longer has a need for this property, I, (as Power Of Attorney) have authorized Kurtz Auction Realty to sell the following **regardless of price:**

BRICK HOME IN THOROBRED ACRES



OPEN HOUSES:
Wed., Nov. 29 & Wed., Dec. 6
4 pm-5 pm or call for a
private showing.

Property features:

- Three bedrooms
- Two bathrooms
- Two living spaces
- Office room space
- Updated eat-in kitchen with Granite countertops
- 1,595 square feet per PVA
- HVAC less than a year old
- Water heater less than a year old
- Roof less than 10 years old
- Replacement windows
- Two car attached garage
- Mostly hardwood throughout
- Gas fireplace
- All on one level
- Appliances included: dishwasher, stove, refrigerator, microwave
- Screened-in gazebo and storage shed

Personal Property: NASCAR memorabilia (many of which are autographed); campaign buttons; bed frames; coffee tables; end tables; Whirlpool washer and dryer; holiday decor; books; lamps; sofa; upholstered chairs; china cabinet; hutch; entry table; corner cabinet; marble top dressers and chest of drawers; bar stools; baskets; small kitchen appliances; cooking ware; Corning ware; flatware; tools; china; and more.

Auctioneer Note: This home checks all the boxes! A desirable size and layout caters to a majority of the buying public. An excellent location with a vast majority of the major expenses recently completed. This home is move in ready and sells absolute just in time for the Holidays! See you on the 12th. Joseph Mills, Auctioneer

Terms: REAL ESTATE: 10% down at the auction; remaining balance due on or before January 26th 2024. Property taxes paid by seller for 2023. 2024 property taxes pro-rated if applicable. Property is located in a designated flood hazard zone.

PERSONAL PROPERTY: paid in full at the auction by cash or check, 3.5% fee applied for credit and debit card transactions.

FOR MORE INFORMATION AND PHOTOS SEE [KURTZAUCTION.COM](https://www.kurtzauction.com) OR CONTACT JOSEPH MILLS, AUCTIONEER

Seller: Shirley Howard By Carla Terrell P.O.A

800-264-1204

kurtzauction.com

KURTZ

AUCTION & REALTY®