

AUCTION

Wednesday, March 11th at NOON

Location: 417 Golf Court Drive, Gilbertsville, Ky 42044

Directions: From the Cloverleaf exit of HWY 62/641 1 mile west of KY Dam, take HWY 641 south 1 mile to HWY 2595 west then immediately right on Golf Court Drive 1/2 mile to the property. Watch for signs.

In order to liquidate the estate of John R. Morris, we have contracted with Kurtz Auction to sell the following properties to the highest bidder with **no minimum bid**.

15 Metal Sided Storage Units

Located approx 1/2 mile west of KY Dam Marina



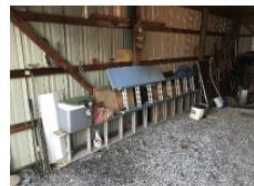
Property Features

- 1.66 acres
- 15 metal sided storage units
- 6 income producing parking spots
- Less than a mile from the Ky Dam Marina
- Water and electric available
- Residential development potential
- Units 1-7 are 10' X 24' (7' high door)
- Unit 8 is 10' X 34' (7' high door)
- Units 9-13 are 10' X 32' (7' high door)
- Unit 14 is 10' X 34' (12' high door)
- Unit 15 is 13' X 37' (12' high door)

- Income producing
- \$8,640 yearly income based on \$60 a month per unit avg. at an 80% occupancy rate
- \$10,800 yearly income based on \$60 a month per unit avg. at a 100% occupancy rate
- \$10,080 yearly income based on \$70 a month per unit avg. at an 80% occupancy rate
- \$12,600 yearly income based on \$70 a month per unit avg. at a 100% occupancy rate



Contents of two storage units that belong to the estate will be sold.



For more information go to kurtzauction.com or contact Joseph Mills, Auctioneer

Terms: 10% down at the auction, balance due by April 15th. Current leasing agreements will transfer to new owner. **Personal Property:** to be paid in full at the auction by cash or check.

Seller: John Morris Estate

Announcements made at auction take precedence over printed material

800-264-1204
kurtzauction.com

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