

# AUCTION

Tuesday, July 14th at 4:30 PM

Location: 7805 North Hanson Road (US HWY 41), Hanson Kentucky. Directions: From I-69 exit 120 at Hanson, KY go west on HWY 260/Veterans Dr. 0.5 mile, then north on US HWY 41, 0.5 mile to the property. Watch for signs!

Dr. Lawrence Suess has relocated his practice to another state and has authorized Kurtz Auction & Realty Co to sell the following property **regardless of price:**

## Professional Office & Home Antiques - Office Furniture - Household Items

### Tract #1 - 7805 Hanson Rd

- Brick Home converted to professional office (conditional use)
- 2536 square feet (PVA), 0.851 - acre lot
- Open lobby area, w/ children's playroom
- 4 glass offices, 2 additional rooms, break-room, full bath, men and women restrooms
- Granite countertops throughout
- Property zoned R4
- Multiple potential uses including a residence
- Mobile home sized storage building
- Surveillance cameras installed throughout

### Tract #2 - 7807 Hanson Rd

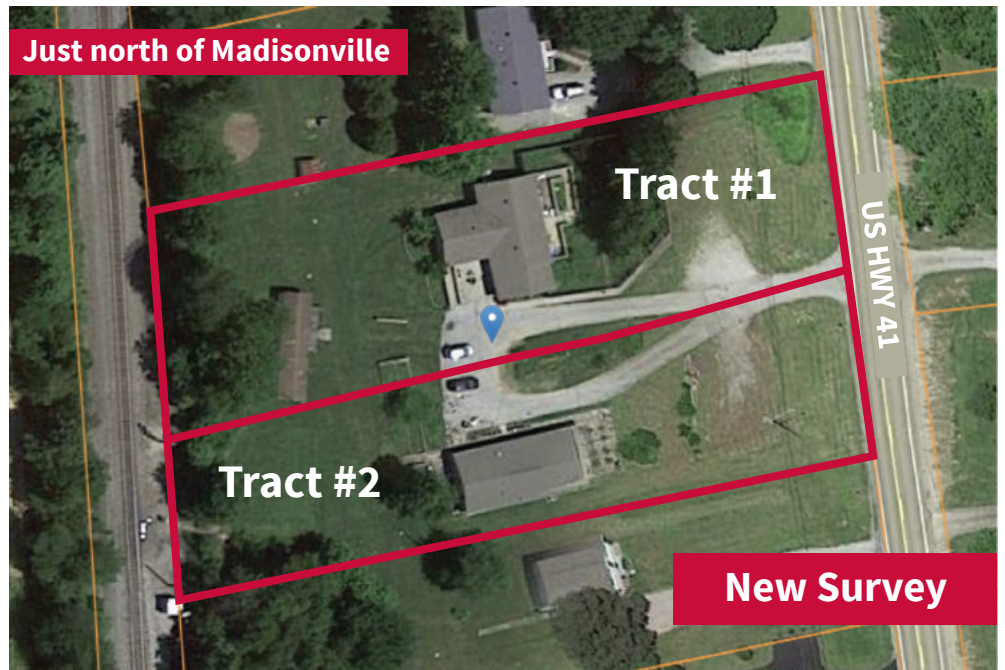
- Custom 2/3 bedroom - 2 bath home
- 0.624 acre lot
- 2100 square feet (PVA)
- Open concept
- Granite countertops in kitchen and bathrooms
- Modern styling

**Antiques:** Serpentine dresser & washstand bases, safe with oak insert, (2) library tables, buffet, server, oak vanity base, various doors & windows, piano keyboard, (2) clock cabinet parts

**Office:** Glass top desks, office chair, loveseat, (8) various file cabinets, desks, table

**Household:** Kitchen table with leaf and 4 chairs, entertainment center, frontload washer & dryer, set of 6 oak chairs, patio gas heater, outdoor chairs, area rugs

**Misc.:** Ultratroc air dryer, push mower, outdoor propane heater, igloo dog house, telephone insulators, exercise elliptical



For more information go to [kurtzauction.com](http://kurtzauction.com) or contact David Hawes, Auctioneer 270-929-1211

**Auctioneers note:** "Rare opportunity to purchase a professional office/home that is well situated in the Hanson community. One of the properties has a home that has been nicely converted into and used as a doctor's office. The adjacent property is a converted shop into a modern home. Each property is excellent independently or potential buyers could buy both properties and potentially operate a professional business and live in the existing home or convert the office back into a home as well; there are multiple ways these properties could be used." - David Hawes, Auctioneer

**Terms: Real Estate:** 10% down at the auction, balance by August 28, 2020. **Personal property:** to be paid in full the at the auction by cash, check, Visa or MasterCard. **The auction will be held onsite in accordance with the Covid-19 guidelines and restrictions set forth by the Governor. In an effort to encourage social distancing and to accommodate those seeking to stay home, the auction will also be available via absentee and/or phone bidding on real estate only. Please visit [kurtzauction.com](http://kurtzauction.com) or contact the auctioneer prior to the auction for any updates.**

**Seller: Dr Lawrence Suess**

Announcements made at auction take precedence over printed material

2020



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