

ESTATE AUCTION

Thursday, June 12th at 10:00 AM

Location: 520 Round Hill Road, Hartford, KY 42347

From the intersection of William Natcher Parkway (Interstate 165) and HWY 69 at Hartford, go north on HWY 69 for 5.1 miles then west on Round Hill Road 0.2 miles to the property. **WATCH FOR SIGNS!**

The family of Sherman Thomas Timbrook has authorized Kurtz Auction and Realty Co to sell the following **REGARDLESS OF PRICE:**

LAKEVIEW MINI-BARNDOMINIUM 21.06 ACRES IN 2 TRACTS

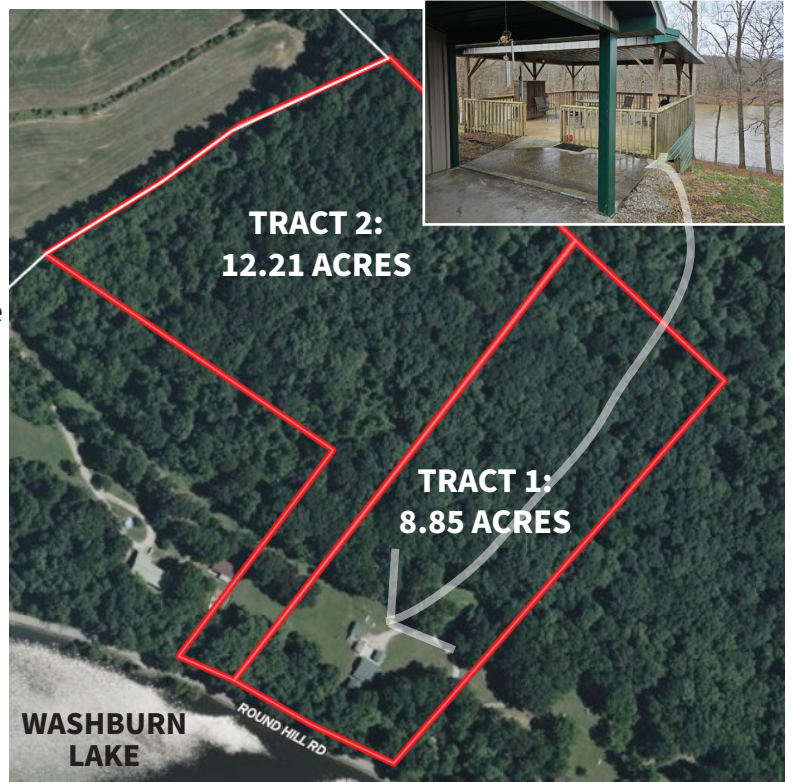
Preview of
Real Estate
Thurs., June 5th
4:30-6:00 pm

Tract #1

This tract located at 520 Round Hill Road north of Hartford at Washburn Lake contains 8.85 acres according to Ohio County PVA. There is a lake-view mini-barndominium style home overlooking Washburn Lake. This home has a large, covered deck with a panoramic view of the lake. This efficiency home has a large bedroom/sitting area, kitchen, and bathroom, along with the attached garage area. There is also a separate 20'x24' pole barn garage and metal carport. The property has approximately 350 feet of frontage across from the lake. The remainder of the rear of the property is wooded.

Tract #2

This adjacent vacant tract contains 12.21 acres according to PVA information. There is approximately 118 feet of frontage across from and overlooking the lake, this cleared area could be used as a building site. The remainder of this tract is wooded land with potential marketable timber.



Equipment/tools/misc.

2019 Honda Rubicon 4x4; Cub Cadet low boy 154 tractor mower; wooden portable storage building; compressor; multiple hand tools; mobility chairs; chicken coops; Schwinn exercise bike; miscellaneous items.



Furniture

Cherry canopy bed; antique oak ice chest; oak roll-top desk; oak rocker; antique dresser base; chairs; end table; etc.

Auctioneers Note: This property would be an excellent place to get away and enjoy the peaceful scenic lake view and nature. It is also a great place to live or have an Airbnb. Tract #2 could provide additional recreational acreage or be used to build your own getaway. Come ready to buy this easy to maintain lake-view property.

REAL ESTATE TERMS: 10% down at the auction, balance due on or before August 6th, 2025. 2025 taxes will be prorated.

PERSONAL PROPERTY TERMS: Payment in full at the auction by cash, check, or credit/debit card. A 3.5% convenience fee will be charged for credit or debit cards.

FOR MORE INFORMATION CONTACT DAVID HAWES, AUCTIONEER, 270-929-1211.

OWNER: **Sherman Thomas Timbrook Estate**

800-264-1204

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Announcements made at auction take precedence over printed material