

# AUCTION

**FRIDAY, JAN. 20<sup>TH</sup>, 10:00 AM**

Location: 6985 HWY 144, Philpot, KY. From the Wendell Ford Expressway east of Owensboro, take the HWY 144 exit east approximately 3.5 miles to the property in Ensor. Watch for signs!

Kurtz Auction and Realty Co. has been authorized to sell the following regardless of price:

## **THREE BEDROOM HOME 5.87 ACRES +/- EAST OF OWENSBORO**



### MAIN LEVEL

- 1,300 sq. ft.
- Three bedrooms
- One bath
- Living room
- Eat-in kitchen
- Paneled sitting room

### LOWER LEVEL

- 1,696 sq. ft.
- Laundry area
- Walk in shower
- Bathroom
- Storage area
- Two car garage

### OTHER FEATURES INCLUDE

- Hardwood floors and carpet
- Newer furnace
- Central heat and air conditioning
- 5.867 Acres
- Tobacco barn
- Small utility building

**6985 HWY 144  
IN DOWNTOWN ENSOR**



**ANTIQUES - FURNITURE AND MISC. COLLECTIBLES:** Antique full-size bed; dresser with mirror; chest of drawers; oak end tables; oak TV stand; dining chairs and other chairs; sofa; lamps; cedar blanket chest; quilt stand; collectibles; hand tools;

John Deere LX188 riding mower and much more.

**For more information or to see the real estate call Amy Whistle, CAI, Auctioneer. For more photos go to [kurtzauction.com](http://kurtzauction.com).**

**TERMS:** Real Estate - 10% down day of sale, balance on or before February 22th, 2017. Possession with deed. 2017 property taxes will be prorated. Bidders have ten days prior to auction for lead based paint and other inspections. Personal Property - to be paid in full day of auction by cash, check or credit card.

Owner: Susie Miller  
Brenda Whitmer, POA



**270-926-8553  
800-264-1204**

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

**Kurtz**  
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