

AUCTION

TUESDAY, OCTOBER 24TH, 10:00 A.M.

Open House
Tues, Oct. 17
4:30 - 5:30 p.m.



Location: 120 Buckner Ridge Lane just east of S. Main Street (US 41), Madisonville, KY.

Since relocating to Nashville, TN, Kurtz Auction & Realty CO has been authorized to sell the following regardless of price:

5 BEDROOM HOME IN COUNTRY CLUB SUBDIVISION ON THE 11th FAIRWAY

REAL ESTATE
WILL SELL FIRST

4,741 sq. ft. two car garage on a 305' x 330' lot

ENTRY LEVEL

- Formal entryway
- Formal sitting room
- Formal dining room
- Large family room with fireplace and access to patio
- Cherry paneled office suite
- Kitchen with breakfast nook and pantry
- Large den with garage access
- Master bedroom with full bath
- Half bath with laundry room
- Two car garage with exercise room
- Maintenance building

To see the real estate or further details contact Amy Whistle, CAI, Auctioneer and go to kurtzauction.com for more photos.

UPSTAIRS

- Master suite with full bath and walk in closets
- Three bedrooms
- Additional full bath

OTHER FEATURES

Two central heat and air units, replacement windows, gas logs, stainless steel kitchen appliances and professionally maintained landscaping.

Furniture and Household: Sofa, loveseat, cherry end tables, center tables, Duncan Phyfe style dining table with eight chairs, mahogany china cabinet, buffet, drop front writing desk, king size cherry bed, chest of eight drawers, round top dining table, map drawer coffee table, leather recliners, mahogany end tables, mahogany credenza, cherry dresser, cherry bedside table, cherry bureau, iron queen size bed, book shelves, gas grill, Nordic tract, Bowflex exercise machine, patio furniture, books, framed art and other decor.

Terms: Real Estate – 10% down at the auction, balance on or before November 28th, 2017. Possession with deed. Property taxes for 2017 will be paid by the seller. Prospective purchasers have ten days prior to auction for lead based paint and other inspections. Personal property – cash, check, credit or debit card day of sale.

Auctioneer's Note: *This home has the quality of construction, square footage, floor plan and location to suit lots of families. Take a look. Make any necessary financial arrangements and be with us on Tuesday the 24th because it sells regardless of price.*
-Amy Whistle, CAI, Auctioneer

270-926-8553

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kurtzauction.com



On The 11th Fairway of the Madisonville County Club



Quality Built Home in Excellent Condition



Owner: Roger K. Osborne Primary Trust

KURTZ

AUCTION & REALTY®