

AUCTION

Central Owensboro, KY

Mon. Dec. 17th 10 AM

Location: 2521 Windsor Ave, Owensboro, KY 42301

1 block south of Booth Ave. Watch for signs.

As I have moved to an assisted living facility, I have authorized Kurtz Auction & Realty Co. to sell the following to the highest bidder with **no minimum bid**.



4 BEDROOM, 2 BATH HOME

- Attractive home located in Sutton Elementary school district.
- 4 bedrooms, 2 full baths, living room & dining room combination with vaulted ceiling, kitchen, utility room & large 2 car attached garage.
- PVA calls for 1396 sq. ft. of living space 85' X 130' lot.
- Recent roof, low maintenance exterior, pergola and fenced rear yard.
- Central heat and air, replacement windows, recent vinyl floor tile.

Inspection: Call or email Joseph Mills (270) 903-9641 / jmills@kurtzauction.com or Joe Mills for time of scheduled showings.

Appliances – Furniture – Artwork

Toshiba flat screen TV; Whirlpool washer & dryer; electric range; LG microwave; pedestal dining table & 4 chairs; sofa w/footstool; matching upholstered chairs; full size bed w/ lamp table & small chest and other beds; library tables; large multi-drawer dresser; 3 drawer chest; 2 door chest; small entertainment center for flat screen; desk; end tables; metal table & chairs; wall tables; glass top coffee table; glass door china cabinet; misc chairs; several lamps; silverplate tea service; decorator pieces; large selection of contemporary wall art including oils & prints; kitchen items, yard pieces and other items.

Terms: Real Estate: 10% down at the auction, balance in 30 days. Possession with deed. Buyers have 10 days prior to the sale for lead-based paint and other inspections. This home is located in AE designated flood zone. **Personal Property:** Cash, Check, Visa or MasterCard in full at the auction.

Owner: Virginia E. Ballard and Bernard L. Ballard POA
Darron Brawner, attorney

800-264-1204
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