

# Absolute AUCTION

Thurs. Oct. 26<sup>th</sup>  
10:00 AM

6313 HWY 405

## UPDATED STONE HOME 32.07 ACRES Selling in Two Tracts

Location: 6313 HWY 405, Owensboro, KY.

From the US 60/231 By-pass Extension, take HWY 144 east 1-1/3 mile. Turn northeast in Thruston on HWY 405 (Carpenter Lake Road) and go one mile. Watch for signs.

Since the sellers have moved, they have authorized Kurtz Auction & Realty to sell the following *regardless of price*:

**Tract #1 – Home on 5.275 Acres +/- (New Survey)  
Stone and Cedar Exterior Home  
2,885 sq. ft. on Main Level; 1,067 Finished Basement**

### Main Level:

- Kitchen with granite counters, Ferhnbacher cabinets, butcher block island cooktop, (2) Thermadore ovens and a warming drawer, two dishwashers, Subzero refrigerator, microwave, heated tile flooring, recessed lighting, tray ceilings and breakfast nook
- Dining room with fireplace & candlelight chandelier
- Family room with fireplace and cabinets
- Master bedroom with large, recently remodeled bath room with large tile shower, double vanity, heated tile floors, walk-in closet and computer area
- Two additional bedrooms
- Guest bathroom with tub, antique vanity, Toto bidet fixture and heated tile floors
- Pantry/laundry room with washer/dryer hook-ups
- Reading room
- Buffet and china cabinet area

### Finished Basement:

- Roomy family room with wet bar, retro bar stools and wood burner
- Full bath with shower
- Bonus room with closet
- Laundry room with hook-ups
- Furnace room with deep freeze
- Storage closet
- Carpeted floors

### Other Features of Tract #1:

- 18 Stall barn with loft, three-bay machine shed, water and electricity
- Four-stall stable
- Stocked lake with dock
- Lighted tennis court
- Patio
- Koi pond
- Lots of shade, flowering plants, perennial flowers and vegetables, herb and raised garden

Sellers: Bill and Sharon Kurtz

**270-926-8553**

**800-264-1204**

**kurtzauction.com**



See Reverse  
for Map and  
Personal Property  
List

### Tract #2 – 26.795 Acres

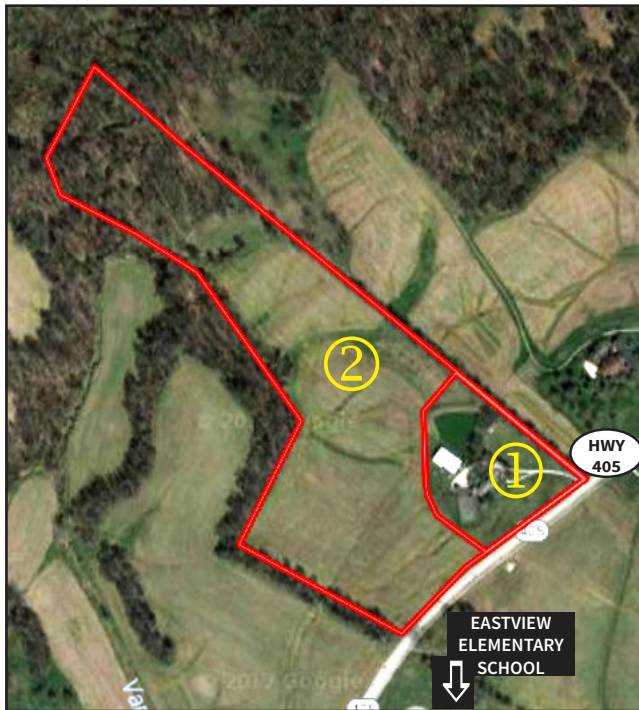
- 17 Acres +/- of gently rolling to hill cropland
- Balance is mostly wooded creek bottom with some timber
- 448.03 ft. of frontage on HWY 405
- Development potential with water, gas and sewers available
- Good home sites, across from Eastview Elementary School
- Excellent deer, turkey and small game hunting

**KURTZ**  
AUCTION & REALTY®

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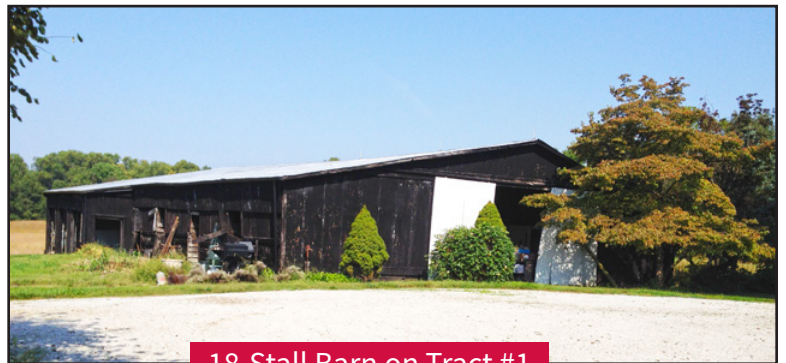
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See Reverse for  
Real Estate  
Information



Location: 6313 HWY 405, Owensboro, KY. From the US 60/231 By-pass Extension, take HWY 144 east 1-1/3 mile. Turn north-east in Thruston on HWY 405 (Carpenter Lake Road) and go one mile. Watch for signs.

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18-Stall Barn on Tract #1

**Farm Machinery:** Case IH C70 diesel tractor with Case IH 2255 loader, ROPS canopy and low hours; John Deere Z903M zero turn 60" mower; 7 ft. Sq 840 Squealer by BushHog rotary mower; Freeman manure spreader; grader blade; pto posthole digger and wood splitter

**Motorcycles and Sailboat:** Apollo 250 RX and a smaller Apollo motorcycle; Thistle sailboat with wooden mast, rail and boom

**Tools – Garden Items – Miscellaneous:** Pickup topper; yard carts; push mower; weed eaters; chain saw; Jazzy scooter; gates; Holland smoker/grill; Ducane and Cabello's grills; pea scales; tack; sprayers; seeder; grinder; saw horses; jacks; ramps; chains; hand tool; sockets; extension ladder; garden plow; t-posts; lumber; barbed wire; cans; flower pots and baskets; bikes; trampoline; basketball goal and sleds

**Antiques – Furniture - Appliances:** Antique pool table; (4) maple dining chairs; marble top washstand; Rock-Ola jute box and old records; penny sidewalk scales; Green River Whiskey picture; Cook Groc. Evansville whiskey jug; swivel desk chair; bedside tables; walnut blanket chest; maple rocker; (2) sets of bunk beds; (4) hexagon family room chairs; chair and ottoman; recliner; swivel chairs and ottoman; wicker patio table and stools; rustic settee; brass fireplace fenders; andirons; Singer base table; Coke chairs; beer signs; UK ball signed by Guy Morris; lamps; pictures; toys; dollhouse; folding chairs; Christmas décor; books; articulating bed;

Whirlpool stackable washer and dryer; old GE refrigerator; glassware; china; serving pieces; humidifier; dolls; child's table and chairs;

**Architectural Salvage:** Leaded and stain glass windows; panel doors; mantle; mirrors; cabinets; lights; fan; Kitchenaid dishwasher; bath tub with jets; double sink; gas logs

**Real Estate Terms:** 10% down at the auction; balance within 45 days. 2017 taxes paid by the seller. Possession with delivery of deed. Bidders have ten days prior to auction for lead based paint and other inspections. Personal Property Terms: Full payment at the auction by cash, check Visa or Mastercard.

**For photos and more information go to [kurtzauction.com](http://kurtzauction.com) or contact Bill Kurtz, Agent-Owner.**

Sellers: Bill and Sharon Kurtz

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