

# ABSOLUTE AUCTION

THURS, APRIL 20th  
5:30 P.M.

Location: 132 S. Second Street (Parcel No. 62-18-16-015-128.009-008), Cannelton, IN. From the intersection of Hwy 66 and Washington Street take Washington southwest 7 blocks to Second Street. Watch for signs!

The Maude Kendall Revocable Trust has authorized Kurtz Auction & Realty Company to sell the following *regardless of price*:

## BRICK HOME WITH WALKOUT BASEMENT



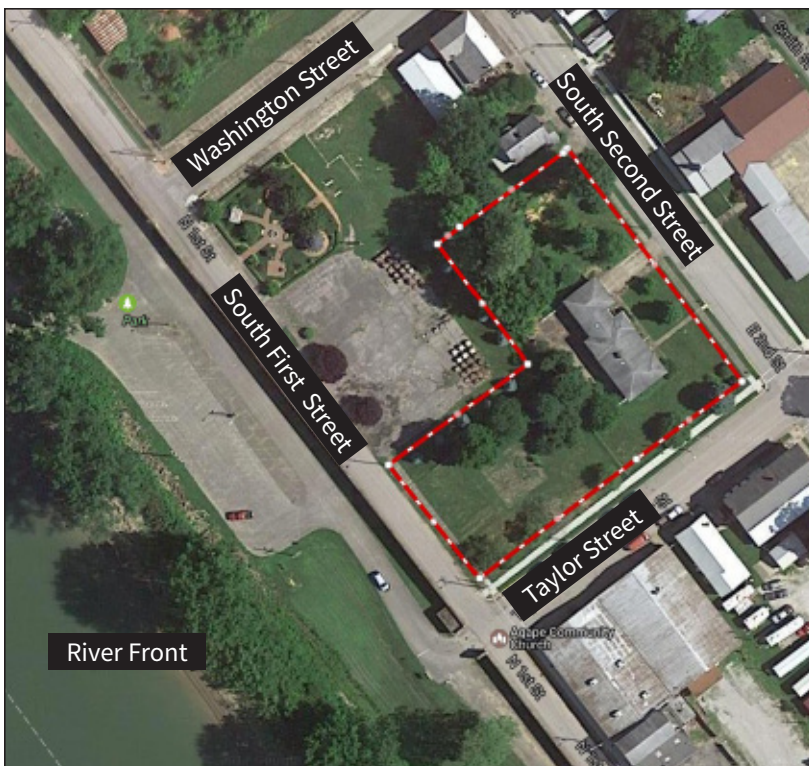
132 Second Street

Open House  
Wed. April 12<sup>th</sup>  
4:30-5:30 pm



Walk-out Basement

- The main level of the home features three bedrooms, two full baths, eat-in kitchen with breakfast bar, living room with stone fireplace and den.
- Full walkout basement features living room with fireplace, bedroom, full kitchen, full bath, office, laundry room and storage room.
- Two car attached garage with small workshop
- Updated central heat and air conditioning and newer water heater
- Walk-out basement leads to large concrete patio area
- Home is situated on over five city lots and fronts on 2nd Street, Taylor Street and 1st Street at the river.



**For more information call Clay Taylor, Auctioneer AU 10800100 or John Kurtz, Auctioneer/Broker AU 19700054, RB 14041719.**

**TERMS: REAL ESTATE** - 10% down day of sale, balance on or before June 5, 2017. Possession with deed. Bidders have ten days prior to auction for lead based paint and other inspections. 2017 Taxes will be prorated.

**No buyer's premium.**

**Owner: Maude Kendall Revocable Trust**

270-926-8553  
800-264-1204

kurtzauction.com

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