

Estate AUCTION

Tuesday, Oct 16th 4:00 PM

LOCATION: 6015 and 6025 Hwy 142, Philpot, KY.

From the intersection of the Owensboro By-Pass and Hwy 144 go east 4.3 miles to Hwy 142. Take Hwy 142 south .7 miles to the property. Watch for signs!



In order to help settle our stepfather's estate, Kurtz Auction & Realty has been authorized to sell the following **regardless of price.**

BRICK HOME ON 12.815 ACRES, PRISTINE SETTING LAKE-POOL-BUILDINGS (BETWEEN ENSOR & PHILPOT)

The main floor features 2381 square feet with a large open living room, remodeled kitchen/living room combination with breakfast bar and fireplace, two bedrooms and one bathroom

Walk out basement features two bedrooms, two bathrooms, kitchen, living room with stone fireplace, workshop and recreational area.

- Florida Room
- Pool house featuring a kitchen/living room combination and full bath
- Inground Pool (in need of repair)
- Approximate 2.5 acre stocked lake with shoreline lighting
- 30' x 70' pole barn with two overhead doors, one sliding door, concrete floors, electricity, water, and restroom
- 30' x 40' pole barn with electricity, concrete floors and water.
- 70' x 30' barn

Appx. 1440' of frontage on Hwy 142

Open House: Wednesday, October 3rd, 4:30 to 6:00 p.m.



"You truly have to see this property to appreciate its beauty. Looking over the lake enjoying the hilltop breeze gives one a feeling that is rarely available this close to town. While every property could use a new owners personal touch, the upside for this property has no ceiling. Property sells regardless of price so make your plans to attend and own this truly once in a lifetime opportunity." - Clay Taylor, Auctioneer

- 1999 Winnebago Itasca Sunflower with two slides and 47,000 miles
- Massey Ferguson 1533 tractor with DL120 loader, shuttle shift, 345 hours
- 1999 Ford Ranger
- 2001 Chrysler Town and Country

FARM EQUIPMENT: Tomutti TMA 180 power tiller; 6' rotary mower; finish mower; disc; two bottom plow; roller; pond scoop; tobacco wagon

FURNITURE, TOOLS, HOUSEWARE: 4 piece cherry full size bedroom suite; chest; dresser; bedside table; dining table and chairs; sofa and reclining loveseat; recliners; rocking chairs; desks; file cabinets; bar; GE washer and dryer; Hotpoint deep freeze; Samsung 55" flat screen tv; Toshiba tv; WW2 books and cds; band saw; Stihl chainsaw; Stihl trimmer; ladders; hand tools; air compressors; drill press; radial arm saw; miter saw; grinder; Craftsman tool box; chains; shelving; electric pressure washer; Cyclone rake; Dirty Hand Tools rear tine tiller; Professional Power brush trimmer; Contractor 8000W generator and much more!

For more information or to see the real estate call Clay Taylor, Auctioneer.

TERMS: Real Estate – 10% down at the auction, balance on or before November 30th, 2018. Possession with deed. 2018 property taxes will be prorated. Bidders have ten days prior to auction for lead based paint and other inspections. Personal Property and Vehicles – Payment in full at the auction by cash, check, Visa or MasterCard. **OWNER:** William O'Flynn Estate

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