

# AUCTION

**TUESDAY, OCTOBER 20th**  
**5:00 P.M.**

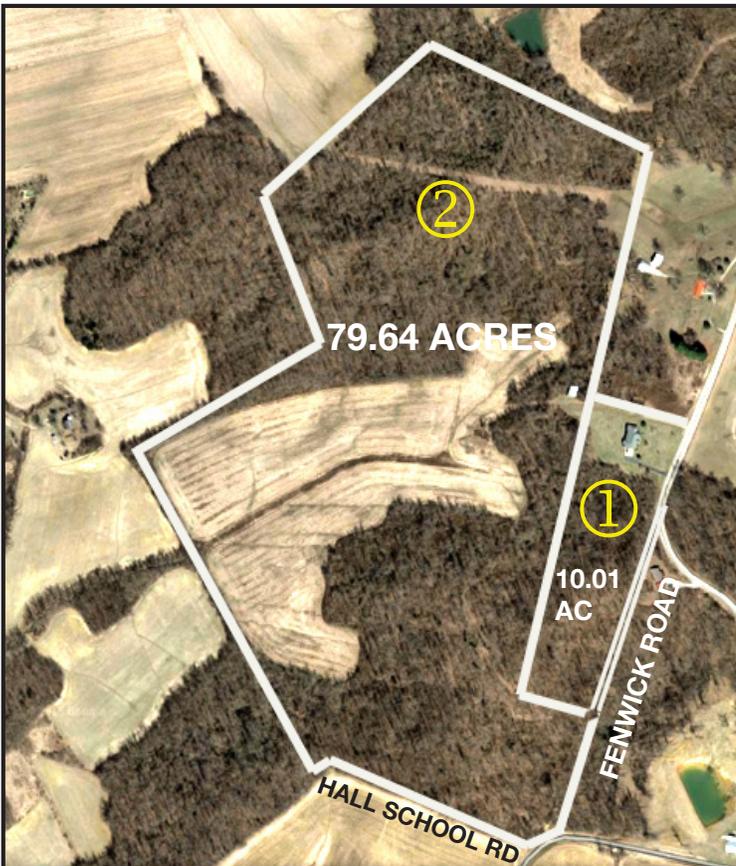
LOCATION: 9440 Fenwick Road, Owensboro, KY. From the intersection of Hall School Road and Hwy 56, just south of St. Joseph, take Hall School Road west 1.8 miles, then north on Fenwick Road. Property will be 1/2 mile on the left. Watch for signs!!

For health reasons, I am moving to town and have authorized *Kurtz Auction & Realty Company* to sell the following property **regardless of price:**

## 89.65 ACRES – WEST DAVIESS COUNTY



**BRICK HOME ON 10.01 ACRES**



**TERMS:** Real Estate - 10% down day of sale, with the balance due on or before Dec. 4, 2015. Possession with deed. 2015 property taxes to be paid by seller. Personal property paid in full by cash, check or credit card day of sale.



**Inspection: Come to the scheduled open house or contact Clay Taylor for a private tour. More photos at [kurtzauction.com](http://kurtzauction.com)**

### ① BRICK HOME ON 10.01 ACRES

- This “open concept” custom brick home, built in 1998, consists of 3220 sq. ft. of finished main level living area as well as a full basement studded and wired for finishing.
- The home features three large bedrooms and three and a half baths including a master suite with double vanities. Each bedroom has a walk-in closet.
- The home features a living room, dining room, study, flowing eat-in kitchen with breakfast bar, laundry room and two porches.
- Home has a three-car attached garage plus desirable top-end features to include surround sound, whole home Generac generator and crown molding throughout.
- The home is situated on just over 10 acres and has 356.56’ of road frontage on Fenwick Road.

**OPEN HOUSE**  
**WEDNESDAY, OCTOBER 7TH**  
**5:00 PM - 6:00 PM**

### ② 79.64 ACRES

- Acreage features 79.64 acres with the Daviess County FSA office calling for 22.75 acres of cropland.
- Property has 70 ft. of road frontage on Fenwick Road and 63 ft. of road frontage on Hall School Road.
- There is also an easement to use the farm road north of the home for access to this tract.
- Delaware Resources, LLC has a current underground coal lease on this property. The owner will transfer all mineral rights that they own!!

### MISC. HOUSEHOLD ITEMS

Filing cabinets; large computer desk; piano; deep freeze; basketball goal; matching couch and love seat, (2) bedside chests, king size bed with tempur-pedic mattress; king size bedspreads and comforter with bedskirt

**Owner: Doris Ranson**

*Announcements made day of sale take precedence over printed material.*



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