

AUCTION

Tuesday, December 3rd, 10 AM

Location: 4206 Hayden Bridge Road, Owensboro, KY. From the intersection of Hwy 56 (W Parrish Ave) and Wendell Ford Expressway (Owensboro Bypass) take Hwy 56 west 4 miles to Hayden Bridge Road. Turn south onto Hayden Bridge road and proceed 1.8 miles to the property. Watch for signs!

Three Bedroom, Two Bath Brick Home

Since we have moved out of state to be closer to family, Kurtz Auction & Realty has been authorized to sell the following **regardless of price:**



- 3 bedrooms and 2 bathrooms
- Open kitchen/living room combination
- Den
- Utility Closet
- 1,863 square feet
- New composite deck with retractable awning
- Attached garage
- Detached 24' X 34' shop building with overhead door & porch
- Extensive updates to include central air and heat, newer septic system and deck
- 1.89 acres

Furnishings, Household items and more: Samsung washer and dryer; Vizio flatscreen tv with soundbar and stand; Bose wave media player; Canon printer; Vizio tv; twin bed; dining table with 6 chairs; 5 piece bedroom suite; 4 piece bedroom suite; dining table with 4 chairs; oak bench; hutch with lighted cabinet; La-Z-Boy recliner; washstand; side tables; fans; sofa; bakers rack; coffee and end tables; electric organ; electric reproduction wood stove; mantle clock; kitchen ware; side chair; wall clock; lamps; vacuum; utility cabinet; marble top table; copper tub and pot; floor lamp; magazine rack; space heaters; corner shelf; plant stand; wicker cabinet; patio furniture; deck box; file cabinets; golf clubs; decorative items and more!

Tools and shop items: Briggs and Stratton 8000 watt generator; Honda 3 speed push mower; fuel cans; utility cart; pull behind spreader; Craftsman air compressor; propane heater; gas grill; Craftsman tool box; hand tools; pole saw; hedge trimmer; work bench; cross cut saw stools; ammo can; leaf blower; circular saw; creeper; shelving and more!



Hustler Raptor SD mower with 60" deck



Open House: Tues., Nov. 26th 4:30-6:00 pm

Auctioneers Note: This property has to be seen to be appreciated. Magnificent sunrise and sunsets combined with the mature trees create a truly unique opportunity in a scarce market. With the limited amount of properties that come available in the Sorgho area, this amount of land combined with the many improvements that have been made make this a once in a lifetime offering. Property sells regardless of price so come prepared to bid and buy!

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 January 17, 2020. Possession with deed. 2019 property taxes will be paid by the seller. Bidders have ten days prior to auction for lead based paint and other inspections.

Owner: Charles and Dea Wilson

Announcements made at auction take precedence over printed material

800-264-1204
kurtzauction.com

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