

AUCTION

THURSDAY, AUGUST 9, 4:00 PM

Location: 371 Cedar Ridge Road Bowling Green, KY, with-in walking distance of WKU's main campus. From University Blvd. turn west on Creason Street go three blocks to Cedar Ridge Rd. Watch for auction signs.

Since I have moved, I have authorized Kurtz Auction & Realty to sell the following:

Four Bedroom, Three Bath Brick Home, and Detached Two Car Garage on 220' x 108' Lot

Real Estate Open House
Tues. July 24,
4:00 PM until 6:00 PM

REAL ESTATE WILL SELL AT 5 PM



Schools: Bowling Green City Schools and with-in walking distance of McNeil Elementary.

371 Cedar Ridge Road

Home Features: Spacious one-level home with 2,170+/- sq. ft. of living space consisting of: carpeted living room with formal dining area; eat-in kitchen with built-in cooktop and oven; family room with wood burning fireplace, built-in cabinets and shelves, plus a sliding door opening to a covered rear patio (11' x 25'); utility room with access to back yard; carpeted master bedroom has two-double size closets, built-in vanity, full bath with shower; second bedroom has carpet over hardwood, full bath with shower and a walk-in closet; third bedroom has exposed hardwood floors and double closet; fourth bedroom or home office has exposed hardwood floors, built-in desk and shelves, double closet; central bath has ceramic tile vanity with two sinks, tile floors, and bath tub/shower. Other features include: central gas heat and air; 22' x 24' detached two-car garage with two overhead doors and automatic openers; large landscaped lawn with fenced-in area and outbuilding. The property is accessible from Top Miller Ave, and is near an entrance to the Chuck Crume Nature Park with walking trails.

FURNITURE - GLASSWARE & CHINA - COLLECTIBLES - APPLIANCES - MISC.



More photos at
kurtzauction.com

Furniture: Maple hutch; (3pc.) burl walnut bedroom suite: full bed; dresser w/wall mirror; dressing table and mirror; vintage Singer sewing machine w/sewing table and chair; (2) book shelves; pair small bookshelves; (5) painted side chairs; oak rocker; (2) night stands; sofa; table lamps; framed prints; upholstered arm chair; vintage metal glider; pine entertainment center; painted 8-drawer chest; office desk; office chair; magazine stands; quilt rack; oak coat rack; metal file cabinet. **Glassware & China:** tea pots; sandwich plates and cups; cream and sugar; fluted bowls and vases; demitasse; handled dishes; trinket boxes; cake plates; ash trays; etched, pressed & pattern glass. **Collectibles:** small sewing machine lamp; guitar; (2) Maxwell ukuleles; brass post office box; doll house furniture; painted milk can; derby glasses; vintage records; *Life* and *Look* magazines w/President Kennedy covers; costume jewelry and jewelry boxes; Kentucky Colonel whiskey decanter (1978); books on American and world history, biographies, world religions, Texas, Kentucky, Bowling Green/Warren County, cookbooks, art and etiquette, and more. **Appliances:** Whirlpool side-by-side refrigerator; Kenmore washer and dryer; air purifier; electric fans; Frigidaire refrigerator; Realistic Techniques turn table and receiver; Pioneer tape recorder. **Misc:** aluminum cookware; Wagner skillet; assorted Pyrex, Corning ware and Tupperware; Sunbeam mixer; Crockpot; Schwinn exercise bike; (2) step ladders; (2) hose reels; garden tools; battery charger; 2-wheel dolly; lawn seeder and aerator; bolt bins; and many more useful items.



Terms: Real Estate: 10% down at the auction; balance due on or before September 9, 2018. Possession with deed. 2018 property taxes will be prorated at closing. **A 7% buyer's premium will be added to the high bid to determine the purchase price on the real estate only.** Home was built before 1978, bidders have ten days prior to the auction for lead based paint and other inspections. **Personal Property:** cash or check sale day. The real estate and personal property are selling "AS-IS, WHERE-IS" with no warranties expressed or implied. Announcements at the auction take precedence over all other advertising.

Owner: Mrs. Julia Thompson

Contact David Chelf, Auctioneer
for more information.

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