

Estate

AUCTION

Saturday December 8th, 10 AM

Location: 10557 Woodburn Allen Springs Rd. Alvaton, KY 42122

Directions: From Scottsville Rd in Bowling Green, go south on Plano Rd. (Hwy- 622) 5.7 miles. Turn left on Woodburn Allen Springs Rd. (Hwy-240) proceed east to the property 3.2 miles. Watch for signs.

Kurtz Auction & Realty Co. has been authorized by Sharon L. Duke Estate to sell the following:



Spacious 3 Bedroom, 2 Bath Brick Home with 2 Car Attached Garage, Sun Room, Carport & Outbuilding 2.06 Acre Corner Lot

A local landmark in the Boyce Community of Warren County for many years this residence was originally built as a school. Converted in the 1970's this home has over 2300+/- square feet of living space consisting of; living room, front entry foyer, dining room, eat-in kitchen with sitting area, and lots of oak cabinets, large family room with stone gas log fireplace, built-in book shelves and cabinets, sun room, three comfortable bedrooms including a master, utility room, two full baths, attached garage with two overhead doors.

Other interior features include:

- Large closets throughout
- A mixture of hardwood, tile and laminate flooring, as well as carpet.
- Central heat & air with LP gas heat.

Outside features include:

- A 20'x22' carport
- Paved circular drive
- 12'x12' outbuilding and a Koi pond.

Schools: Alvaton Elementary, Drakes Creek Middle & Greenwood High School

**For more information contact David Chelf
Broker Auctioneer 270-791-5021**

Terms Of Sale: 10% down payment at the auction; balance due within 30 days. Possession with deed. Taxes for 2018 paid by seller. 7% Buyer's Premium will be added to the high bid to determine the contract price for the real estate. The real estate is selling "AS-IS, WHERE-IS" and subject to all easements and restrictions, recorded or unrecorded. Built prior to 1978, lead paint could be present.

Potential bidders will have 10 days prior to the auction to make inspections.

Announcements made day of sale take precedence over printed materials.



**800-264-1204
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