

# Absolute AUCTION

Tuesday, March 21st  
10:00 am

Location: 4461 Thruston Dermont Road, Owensboro, Kentucky. From HWY 54, 1.6 miles east of the US 60 Bypass, turn south on Thruston-Dermont Road and go 2.2 miles to the property, just north of Reid Road.

Because she is moving, Sherry Purcell has authorized Kurtz Auction & Realty to sell the following regardless of price:

## Home on one acre - 10.6 Acre Tract

### Tract #1 - Home and One Acre:

- Two bedrooms, one bath on first floor
- Bonus rooms/extra bedrooms on second floor
- Upgraded eat-in kitchen
- Living room
- Laundry/utility room
- Harwood floors
- Central heat and air from newer heat pump
- 1428 square feet (PVA)
- Two-car detached garage
- 896 sq. ft. metal shop building

### Tract #2 - 10.6 Acres

- Hilltop building site
- 350 ft. of frontage on Thruston Dermont Road
- Rolling pasture land
- Partially fenced
- Utilities available
- Tobacco barn with shed

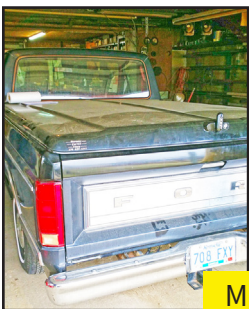


Open House  
Mon. March 6<sup>th</sup>  
4:00 - 5:30 pm

**Auctioneer's Note:** This tidy well-kept home in east Daviess County near Highway 54 and Owensboro Health Regional Hospital. Both tracts sell according to a new survey.

-David Hawes, Auctioneer

## Classic Pick-up - Farm Equip. - Shop Tools - Household



More photos at  
[kurtzauction.com](http://kurtzauction.com)



**Vehicle:** Classic 1980 Ford F-100 Ranger, 37,800 miles; **Equipment:** Farmall wide front M tractor, Farmall H tractor, Sears Super 12 garden tractor with tools, tiller, rotary mower, hydraulic disc, grader blade, metal beam, scrap steel;

**Shop Tools:** Table saw, bandsaw, drill press, planer, lathe, radial arm saw, tool boxes, motor jacks, wrench sets, drill bits, clamps, steel shelving, tables, steel rack, chainsaws, hand tools and more.

**Household:** Dining table and chairs, retro bedroom suite, coffee and end table, sofa and chair, twin bed, two chest of drawers, child's table and chair, Ricky Ricardo doll, stereo system with turntable, CB equipment, kitchen items; **Appliances:** Refrigerator with icemaker, washer and dryer; **Misc:** Ammo reloading equipment, compound bow, old BB guns, etc.

**Terms:** Real Estate: 10% down day of sale, balance on or before 4/26/2017. Potential buyers have ten days prior to auction for lead base paint and other inspections. Tract #2 sells subject to utility easements. **Vehicle, Equip. and Personal Property:** Payment in full at the auction by cash, check, Visa or MasterCard.

For more information or to see the property contact David Hawes, Auctioneer or for more photos go to [kurtzauction.com](http://kurtzauction.com).

Owner: Sherry Purcell

270-926-8553

800-264-1204

[kurtzauction.com](http://kurtzauction.com)

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