

ABSOLUTE

AUCTION

WEDNESDAY, MAY 11TH AT 12 NOON

OPEN HOUSES:
Sun. April 24th
1 - 3 PM and
Wed. April 27th
5 - 7 PM.



BEAUTIFUL TWO-STORY BRICK HOME NESTLED ON TWO ACRES IN ORCHARD KNOLL ESTATES NEAR KAHRE LAKE

Location: 10149 Oglesby Drive, Evansville, IN. From HWY 41, go west on Mt. Pleasant Road 1.74 miles, then north on Darmstadt Rd. 0.38 miles, then west on Schenk/Orchard Rd. 0.19 miles. At the fork in the road stay right to Orchard for 0.39 miles. Oglesby Drive will be on your right. Watch for our signs.

The Vanderburgh County Sheriff has authorized Kurtz Auction & Realty Co. to sell this property to the highest bidder, **regardless of price with no minimum bid:**

TWO STORY BRICK HOME

This custom home built in 1990 has five bedrooms, four and a half bathrooms and a spacious walkout basement with two additional rooms that could be used as bedrooms. It consists of 4,450 sq. ft. of main living space plus 2,200 sq. ft. in the finished basement. And it is on a beautiful two-acre lot with trees along the boundaries.

Main level: The large eat-in-kitchen has been updated with Happe custom cabinets and an artisan island. It also has a built-in Dacor gas double oven with six burners; interchangeable griddle, GE Monogram Advantium built-in single wall microwave/convection oven, 600 series Sub Zero refrigerator, 700 series Sub Zero freezer drawers and Kitchen aide dishwasher. Large windows along the back of the house allow you to enjoy the great view and provide ample lighting throughout the main level. It has a formal dining room with French doors and hardwood floors off of the kitchen, a great room with nine ft. tray ceilings, wood burning fireplace, large windows and door onto the deck, and a sunroom with terracotta tile floors and arch windows along with large windows along the back of the room with a door to the deck. It also has a study just off the grand entry foyer, utility/mudroom with sink, shower and Kenmore side-by-side refrigerator and a three-car attached garage with built-in cabinets

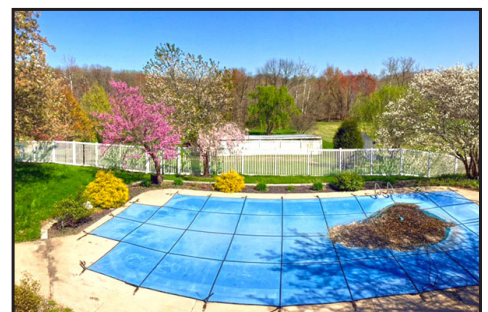
Upper Level: It has a master suite with double sink vanity, garden tub, shower and walk-in closet. Also upstairs is a guest bedroom with full bathroom, three additional bedrooms two of which have built-in shelves with window seats and spacious closets, and a third bath.

Walk-out Lower Level: This spacious living area is designed for entertaining with a wet bar, wood burning fireplace, two guest rooms, large work-out room with rubber floor and mirrored wall, a full bath and large windows with door to the patio and pool area. It also has a separate entrance from the pool for access to the guest bath and plenty of storage.

Other features include: Attractive pool with cover • Large deck overlooking the pool and patio area • Two air conditioning/furnace units and two hot water heaters • Indoor and outdoor security system • Large outdoor storage building Circle driveway • Large free-standing generator (Quiet Source 36Kw Model No. QT03624) • Low traffic street on cul-de-sac.

TERMS: 10% down day of sale, balance due within 30 days. Possession of the home will be at closing. All taxes due and payable will be paid prior to the sale. Conveyance will be by Sheriff's Deed. Fall tax bill will be the responsibility of the buyer.

Auction is being held on behalf of the Vanderburgh County Sheriff



Schools: Highland Elementary, Thompkins Middle School, Central High School.

For more photos go to kurtzauction.com or contact Jason Blue, Auctioneer (IN License #AU10800083) for more information.



Announcements made day of sale take precedence over printed material.

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2016