

**PRIME COMMERCIAL ABSOLUTE**

**AUCTION**

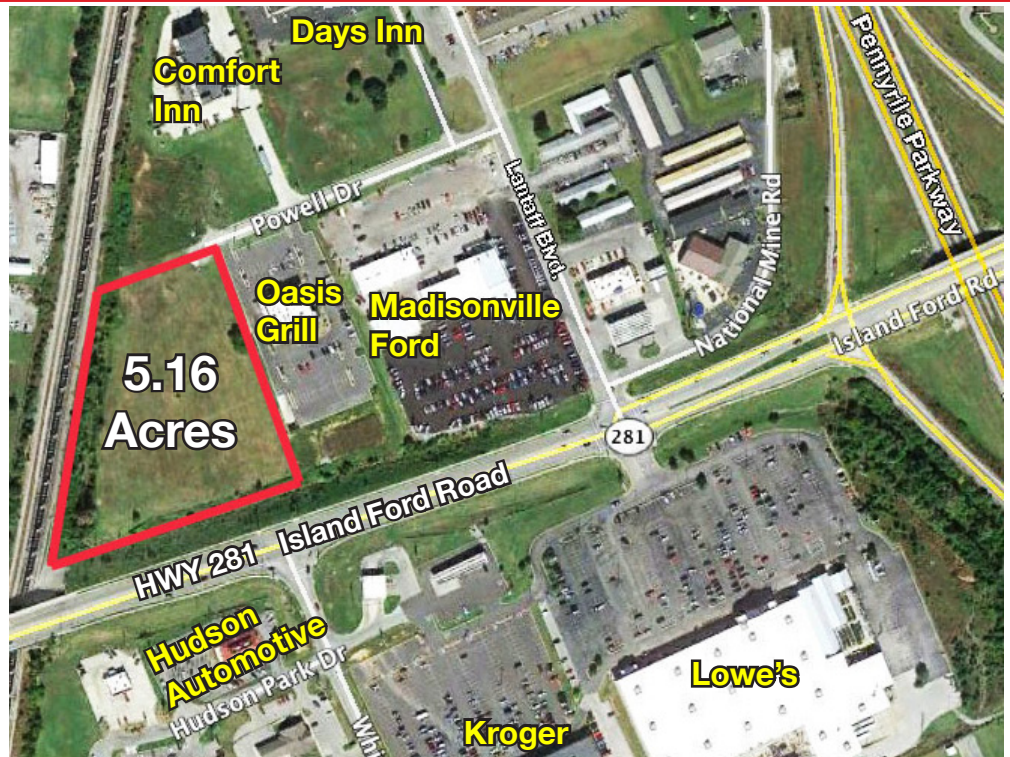
**TUESDAY, JAN. 19TH, 10:00 AM**

Location and Auction Site: Located at 540 Powell Drive, Madisonville, KY. From Exit 44 on the Pennyriple Parkway go west on Island Ford Road (HWY 281), then north on Lantaff Blvd., then west on Powell Drive to the property. Watch for signs.

Kurtz Auction & Realty Co. has been authorized by Norma Powell to sell the following **regardless of price:**

**5.16 ACRES ZONED COMMERCIAL IN MADISONVILLE, KY  
ADJACENT TO THE OASIS SOUTHWEST GRILL**

- 5.16 Acres with approximately 530 ft. on Island Ford Road
- Located at the north Madisonville Exit 44 off the Pennyriple Parkway.
- Zoned Commercial and utilities available
- Excellent visibility and traffic flow between the Pennyriple Parkway and US HWY 41
- One of the last remaining lots on the main northern corridor into Madisonville.
- Adjacent to hotels, restaurants and across from Hudson Automotive, Kroger and Lowe's.
- Could be divided with planning and zoning approval.



Terms: 10% down day of auction, balance due within 45 days.

**For more information go to [kurtzauction.com](http://kurtzauction.com) or  
call Jason Blue, Auctioneer at 812-452-3191.**



**kurtz**

**AUCTION & REALTY CO.**

*Announcements made day of sale take precedence over printed material.*

**812-452-3191**

**800-264-1204**

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