

# ABSOLUTE AUCTION

THURS. APRIL 19<sup>TH</sup>

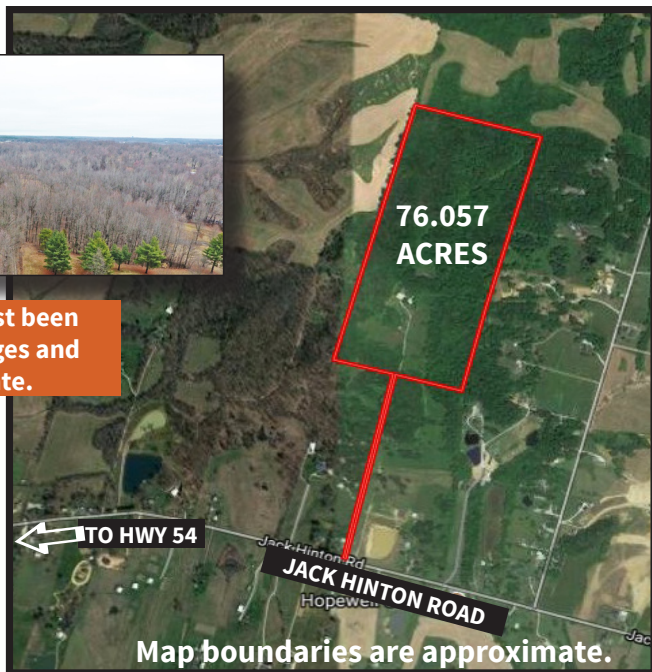
10:00 A.M.

**Location:** 6107 Jack Hinton Road, Philpot, KY. From Owensboro take HWY 54 southeast 5.2 miles then northeast on Jack Hinton Road for 1.5 miles to the property. Watch for signs.

In order to settle the Peggy J. Sublett Estate, Kurtz Auction & Realty has been authorized to sell the following **regardless of price:**

## 76.057 ACRES – THREE BEDROOM HOME Hunting-Recreation-Timber

- 76.057 acres mostly wooded gently rolling land, with marketable timber and a deeded 25 ft. access
- One-story home with 2,417 sq. ft. of living space
- Great room concept, sunroom and office area
- 3 bedroom, one bath with attached garage
- Handicap accessible
- Central heat and air
- Detached storage building with fenced backyard
- Older barn and storage sheds on property



A new survey has just been completed so acreages and distances are accurate.



6107 Jack Hinton Road, Philpot, KY

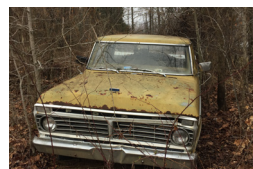
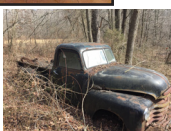


### Personal Property:

2004 HANDICAP ACCESSIBLE Chrysler Town & Country LX van; 42" Sharp flat screen TV; 28" Samsung smart TV; Frigidaire Affinity washer and dryer; G.E. Freezer; Jenn - Air refrigerator; Craftsman DYT 4000 riding mower; Sabre Riding mower; John Deere Hydro 165 riding mower; antique cars and trucks (parts cars) (see website for details); coins; furniture; dishes and tools.



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



**Seller:** Peggy Sublett Estate,  
Clyde A. Koller, Administrator,  
Tom Neal, Attorney for the Estate

**Auctioneers Note:** This property is perfect for anyone looking to get out of town but still be just minutes away from all the action. Conveniently located and just minutes from growing HWY 54, this property has it all - an abundant population of wildlife, a solid brick home and all the privacy one could ever want. Don't miss out on this perfect hideout as *this property sells to the highest bidder regardless of price.*

-Joe Mills / Joseph Mills, Auctioneers

**For more information, copy of survey, drone flyover and additional photos at [kurtzauction.com](http://kurtzauction.com) or to schedule a viewing contact Joe Mills, Auctioneer/ Agent 270-929-5020 or Joseph Mills, Auctioneer / Agent 270-903-9641.**

**Terms:** Real Estate - 10% down at the auction, balance due on or before June 4<sup>th</sup>, 2018. Possession with deed. 2018 property taxes will be prorated. **Minerals:** The seller is making no reservations and will convey whatever mineral right they may own. **Personal Property** - Cash, check, VISA or Mastercard at the auction; maximum credit card purchase of \$1,500.

270-926-8553

800-264-1204

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

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