

# AUCTION

THURS. SEPT. 22<sup>ND</sup>  
10:00 AM

Location: US HWY 41 strip and Walnut Lane (next to Thornton's Convenience Store), Henderson, Kentucky.

In order to facilitate a 1031 Tax Deferred Exchange, Kurtz Auction & Realty Co. has been authorized to sell the following property **to the highest bidder with no minimum bid**:

## 8.72 ACRES IN THREE TRACTS BETWEEN HENDERSON & EVANSVILLE US HWY 41 AND WALNUT LANE FRONTAGE



**Tract #1** - .63-acre L-shaped commercial parcel on the US HWY 41 Commercial Strip

- Zoned Highway Commercial; most commercial and retail applications allowed
- 100 ft. of HWY 41 frontage and 50 ft. frontage on Walnut Lane
- Ideal for drive-thru type of business
- High traffic count property

**For copies of surveys or additional information call Joe Mills, Auctioneer or go to [kurtzauction.com](http://kurtzauction.com).**

**Tract #2** - .57-acre commercial parcel located on Walnut Lane just west of US HWY 41, adjoining Tract #1

- 100 ft. of Walnut Lane frontage with a depth of 250 ft.
- Zoned Highway Commercial
- Improvements consist of a 1408 sq. ft. bedford stone home with attached carport, cherry board paneling throughout, replacement windows, central heat and air conditioning, and attached carport. Floorplan features a living room, kitchen, two large bedrooms or offices, large central hallway and a full bath.

**Tract #3** - 7.52 acres located on Walnut Lane just west of US HWY 41 with access frontage on Sunset Lane.

- The east portion of this parcel along Walnut Lane is zoned R-4 High Density Residential for apartments and other multi-family applications.
- The west portion is Zoned R-2 Medium Density for duplex or single-family applications.
- 481.42 ft. of Walnut Lane frontage with blacktop access road
- Formerly known as the Walnut Lane Mobile Home Park
- The west portion of this property on the Sunset Lane end is located in special flood hazard area (map available).

**TERMS:** 10% down day of sale balance on or before October 24th, 2016. Time is of the essence regarding closing date. Possession with deed. 2016 Property taxes will be pro-rated.

**The successful purchasers of this property will agree to cooperate with the seller, agents and qualified intermediary to facilitate a 1031 Tax Deferred Exchange with no additional cost to the buyer.**

Owner: Virginia Priest Berland

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



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