

COURT ORDERED AUCTION

Wed. Feb. 6th, 5 PM

Location: 132 S Second Street (Parcel No. 62-18-16-015-128.009-008), Cannelton, IN. From HWY 66 take Washington St. southwest 7 blocks to Second St. Watch for signs!

In accordance with Perry Circuit Court Cause No. 62c01-1504-TR-23, the Maude Kendall Revocable Trust has authorized Kurtz Auction and Realty to sell the following:

THREE CANNELTON PROPERTIES

1.



132 S Second St. (Front)

1.



132 S Second St. (Back)

2.



112 S Second St.

3.



201 Washington St.

1.) BRICK HOME WITH WALKOUT BASEMENT at 132 S Second Street

- The main level of the home features three bedrooms, two full baths, eat-in kitchen with breakfast bar, living room with stone fireplace and den.
- Full walkout basement features living room with fireplace, bedroom, full kitchen, full bath, office, laundry room and storage room.
- Two car attached garage with small workshop
- Updated central heat and air conditioning and newer water heater
- Walk out basement leads to large concrete patio area
- Home is situated on over five city lots and fronts on Second Street, Taylor Street and First Street at the river.

2.) 2 STORY DUPLEX at 112 S Second Street

- Two bedroom one bath unit downstairs
- One bedroom one bath unit upstairs

3.) DOWNTOWN COMMERCIAL PROPERTY at 201 Washington Street

- Two story corner lot commercial building
- Formerly Sam's Tavern
- In need of extensive repairs

For more information or to see the real estate call Clay Taylor, Auctioneer AU 10800100 or John Kurtz, Auctioneer/Broker AU 19700054.

Terms: 10% down at the auction, balance due by March 26, 2019. Possession with deed. Bidders have ten days prior to auction for lead based paint and other inspections. 2019 Taxes will be prorated.

Owner: Maude Kendall Revocable Trust

**ALL PROPERTIES TO BE SOLD
FROM 132 S SECOND STREET**

**800-264-1204
kurtzauction.com**

**KURTZ
AUCTION & REALTY®**