

Kurtz

AUCTION & REALTY.

305 Frederica St. • Owensboro, KY 42301

kurtzauction.com

PRESORT STD
U.S. POSTAGE PAID
OWENSBORO, KY
42301
PERMIT #563

**ONLINE &
LIVE BIDDING**

Available only on
4 Tracts and 5 Vehicles
All other live
bidding only



**67.669+/-
ACRES
4 TRACTS**

REAL ESTATE TERMS: 10% down at the auction. Remaining balance due on or before December 5th, 2025.

Personal Property Terms: Payment in full at the auction with cash, check, credit or debit card. A 3.5% convenience fee will be charged for credit or debit card purchases.



ABSOLUTE

AUCTION

Wed., October 22nd - 10 AM CDT

2350 ISLAND FORD ROAD, MADISONVILLE, KY

DIRECTIONS: Exit #116 off I-69 at Madisonville on Hwy 281/Island Ford Road and go east 1.6 miles to the property. **WATCH FOR SIGNS!**



**67.669+/-
ACRES
4 TRACTS**

**BRICK HOME WITH
SHOP BUILDING
BUILDING TRACTS
CROPLAND**

Seller: Omar Parish Jr. Estate & Barbara Parish

800-264-1204

kurtzauction.com



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Contact Amy Whistle for a private viewing of the property or for more info go to kurtzauction.com.

Announcements made at auction take precedence over printed material

Tract 1 - 3.347 acres

- 281.39 of road frontage
- Building tract
- Water and electric available at the road

Tract 2 - 3.372 acres

- 441.50 feet of road frontage
- Building tract
- Water and electric available at the road
- Small lake
- Subject to an agriculture easement for access to the cropland

Tract 3 - 3.713 acres

Brick home:

- Formal entryway
- Formal living room
- Family room
- Kitchen w/ breakfast nook
- Formal dining room
- Master en suite
- Two guest bedrooms
- Guest bathroom
- Laundry area
- Two car attached garage
- Attached guest quarters with full bath (set up as a beauty shop)
- 2816 square feet (per PVA)
- Detached 40'x40' (per Land ID) shop building w/ concrete floors and electric
- Underground fence around house
- Generax whole house generator



To receive TEXT alerts for LAND Auctions, text LAND to 812-913-9651

Lot 4 - 57.237 acres

- 57.237 acres of mostly flat cropland
- 948.25' of road frontage along Island Ford Road
- Primary soil types include Belknap and Hosmer silt loams
- Tiled
- 60'x55' (per Land ID) shop building with gravel floor and electricity
- 35'x35' three car garage with concrete floor and electricity
- 40'x40' two car garage/ shop building



Tr. 4
57.237 Ac.

Plat not to scale

ANTIQUUE CARS: (these will be online and live bidding)

1917 REO w/ xxxxxx miles; 1985 Cadillac, Eldorado w/49,xxx miles; 1992 Cadillac Eldorado w/78,000 miles; 1968 Chevy Station Wagon w/ 37xxx miles; 1984 Datsun 300zx 125,xxx miles



1917 REO



1985 Cadillac Eldorado
49,282 miles



1992 Cadillac Eldorado
78,200 miles



1968 Chevy Station Wagon
37,000 miles

UTILITY VEHICLE and MOWERS:

John Deere Gator 4x2; (2) EZ-GO golf carts w/ canopy (gas powered); Case 580 tractor w/backhoe and loader; (3) van trailers; TORO Z-Master (8773 hrs); Troy-Bilt riding mower; Husqvarna zero turn mower



ANTIQUES-FURNITURE:

Maple sideboard; ornate mahogany etagere; bedside tables; wicker furnishings; (2) china cabinets; desk with hutch; coal scuttle cabinet; brass fern stands; king size brass bed; twin beds; rockers; camelback chest; dropside dining table; dressers; chest of drawers; occasional tables; formal dining table and chairs; Seth Thomas and Ansonia mantle clocks; Ridgeway grandfather clock; large collection of cut glass, depression glass, American Block, panel glass, Pyrex, FireKing; Noritake china, stoneware crocks; sofas; loveseats; lamps; occasional chairs; Lay's candy jar; peddle cars; antique and vintage toys and MUCH MORE -



TOOLS:

Tank sprayers; seeders; air compressor; large vice; Skil 10" bandsaw; Chicago electric wire welder; roll around tool chest; power washers; hand tools and MUCH MORE

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