

ABSOLUTE AUCTION

Thursday, October 23rd at 5 PM

LOCATION: 9777 Main Street (Hwy. 54), Whitesville, KY

From Hwy 54 and Thruston Dermont Road east of Owensboro, drive east 10 miles to the property

WATCH FOR SIGNS!

In order to assist in settling the Ferdie K. Reid Estate, Kurtz Auction and Realty has been authorized to sell the following regardless of price:

17.025 ACRES IN 5 TRACTS 3 BEDROOM 3 BATH HOME WITH BASEMENT

Tract 1 - 9777 Main Street (Hwy 54) — home and 8.865 acres- Features: Formal entryway, kitchen with breakfast bar, dining area, living room with double sided fireplace, master ensuite, (2) guest bedrooms, guest bathroom with walk-in shower, guest bathroom with walk-in tub, sun room, full basement with ingress and egress, (2 newer) HVAC units, detached 22'x20' garage, 30'x30' shop building with shed, gazebo, city sewer available and 212.76' of Main Street frontage.

Tract 2 - 9805 Main Street (Hwy 54)-5.339 acres partially wooded lot with 212.76' of frontage along Main Street.

Tract 3 - 9721 Oak Street- .272 acre tract with 123.22' of frontage on Oak Street and 133.48' of road frontage along Main Street. Access to this tract is from Oak Street.

Tract 4 - 9765 Main Street(Hwy. 54)- 1.0 acre. Mostly flat building tract, 353.42' along Main Street

Tract 5 - 9780 Main Street (Hwy 54)- 1.544 acres. Mostly flat building tract with 387.14' of frontage along Main Street and 29.65' of frontage along Oak Street.

All tracts have Whitesville City Water and sewers available. Zoning includes A-U and R-1A

REAL ESTATE TERMS: 10% down at auction; balance due on or before December 7th, 2025. 2025 property taxes will be paid by the seller.

FOR MORE INFORMATION VISIT KURTZAUCTION.COM OR CONTACT AMY WHISTLE, AUCTIONEER

Owner: Ferdie Kelly Reid Estate

Wayne Reid, Executor

Atty. for Estate : Hon. Ed Hodskins

800-264-1204

kurtzauction.com



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