

REAL ESTATE
LIVE &
SIMULCAST

AUCTION

Thursday, Oct. 1st at 10:00 AM

Location: 242 Beech Creek Rd., Beechmont, KY

Directions: From the intersection of HWY 431 and Merle Travis HWY in Beechmont KY, go west on Merle Travis HWY 1.4 miles, then west on Beech Creek Road 0.4 miles to the property. Watch for signs. **WATCH FOR SIGNS.**

The estate of George Rudy Cundiff has authorized Kurtz Auction and Realty Co to sell the following **REGARDLESS OF PRICE**

INDUSTRIAL/COMMERCIAL PROPERTY

Real Estate
will sell at
10 AM
with equipment,
& other items
to follow



SELLS SUBJECT TO COURT APPROVAL

This Industrial/Commercial property is located on 6.123 acres. There are two insulated metal buildings (approximately 70'x76' and 60'x68' with 30'x42' addition - totaling over 10,600 square feet) both having overhead doors and 3-phase power and natural gas heating. One of the buildings has a newly installed clean burn furnace (multi-fuel) and a service pit. There is also a 20'x95' shed. The previous use of the property was truck parts salvage. Buildings have operating surveillance system. Because of the general design of the buildings and property it would have multiple possibilities for use.

The property also has current income from three residential units, one is approximately 24'x36' structure, the other two are manufactured homes. Each of these units are currently rented.

AUCTIONEER'S NOTE: *This is a great opportunity to purchase an Industrial/Commercial property that has multiple use capabilities. Finding over 10,000 square feet of usable shop space is rare. Feel free to call me to discuss this property.*

- David Hawes

SALVAGE / EQUIPMENT



TERMS - REAL ESTATE: 10% down at the auction, remaining balance due on or before November 16th, 2026.

PERSONAL PROPERTY TERMS: Payment in full at the auction by cash, check, or credit/debit card. A 3.5% convenience fee will be charged for credit or debit cards.

FOR MORE INFORMATION CONTACT DAVID HAWES, AUCTIONEER, 270-929-1211.

SELLER: Estate of George Rudy Cundiff

800-264-1204

kurtzauction.com

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AUCTION & REALTY®

Announcements made at auction take precedence over printed material