

ABSOLUTE AUCTION

Wednesday, August 19th - 10 AM

LOCATION: 1807 W. Parrish Ave., Owensboro, KY.

Located just west of the intersection of W Parrish and Independence Ave. **Watch for signs!**

Since I am no longer in need of this property, Kurtz Auction and Realty has been authorized to sell the following **regardless of price:**

Brick Two-Story Duplex

- **Downstairs Unit:** 2 bedrooms, 1 bathroom, living room with fireplace, kitchen, and dining room
- **Upstairs Unit:** 2 bedrooms, 1 bathroom, living room, kitchen, dining room, and walkout balcony over the garage
- Attached garage
- Entry from Parrish Avenue and James David Court
- Upstairs unit currently rented for \$1,000 per month plus \$100 for the garage rental
- Downstairs unit previously rented for \$1,000 per month
- New roof
- Zoned B-4 General Business



Terms: 10% down at the auction with the balance due by October 2, 2026. Possession with delivery of deed at closing. Sells subject to tenant's rights. 2026 property taxes will be prorated.

FOR MORE INFORMATION AND TO VIEW THE PROPERTY CALL CLAY TAYLOR, AUCTIONEER.

OWNER: David Haycraft

800-264-1204

kurtzauction.com

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