

# ABSOLUTE AUCTION

## Tuesday, May 12th - 10 AM

**LOCATION:** 3735 Marseille Drive, Owensboro, KY

**Directions:** From the Intersection of Highway 54 and Thurston Dermont Road take Thurston Dermont Road 3/4 of a mile east to Normandy Drive. From Normandy Drive take an immediate east turn on Marseille Drive to the property. **Watch for signs.**

As I have relocated and no longer have a need for this property, I have authorized Kurtz Auction and Realty to sell the following **regardless of price:**

## 3 BEDROOM, 2 BATH HOME IN NORMANDY HEIGHTS SUBDIVISION

### Property features:

- 1,512 square feet of living space per PVA
- 90'x 120' lot
- Attached 506 square foot garage
- Owner's suite with full bath and walk-in closet
- Two additional bedrooms
- Additional full bathroom
- HVAC updated in 2015
- 160 square foot partially finished sunroom (square footage not included in living square footage)
- Replacement windows
- Storage shed



**Furniture - Appliances and more**

Whirlpool washer and dryer; two Whirlpool refrigerators; cabinets; chest-of-drawers; dining table and chairs; wardrobe; cupboards; end tables; hall tree; twin beds; shelves; dish sets; and more

**TERMS: Real Estate-** 10% down at the auction; balance due on or before June 19th, 2026. 2026 property taxes to be pro-rated. Possession with delivery of deed at closing.

**Personal Property-** Paid in full at the auction by cash, check, debit, or credit card; a 3.5% convenience fee added for debit or credit card transactions.

**FOR MORE INFO. OR PHOTOS GO TO [KURTZAUCTION.COM](http://KURTZAUCTION.COM) OR CONTACT JOSEPH MILLS.**

**SELLER:** Stephen M. Hagerman

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