

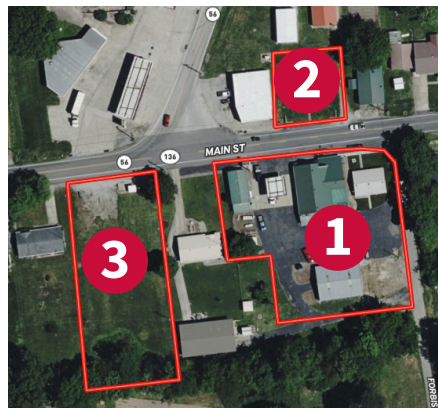
ABSOLUTE AUCTION

Thursday, November 5th at 10 AM

LOCATION: 301-315 Main Street (Calhoun Street), Beech Grove, KY. Located just east of the intersection of Hwy 56 and Hwy 136 in Beech Grove. **Watch for signs!**

In order to liquidate our business interests in this property, Kurtz Auction & Realty has been authorized to sell the following **regardless of price:**

COMMERCIAL BUILDING HOMES-MORTON BUILDING VACANT LOT IN 3 TRACTS



TRACT 1

301-315 Main Street (Commercial property, home, and Morton building)

305 Main Street

- 3,308 square foot commercial building currently operated as Laurie's Souper Savor
- Retail/dining area; additional dining area; two restrooms; kitchen; prep area; office with surveillance system; outdoor cooking area
- Fuel pumps featuring 2 unleaded, 2 on road diesel, 1 off road diesel, and a 1,000 gallon kerosene tank
- 42' x 54' Morton building with electricity, two overhead doors, and one sliding door



301 Main Street

- Home featuring 3 bedrooms, 1 bathroom, eat-in kitchen, living room, and utility nook
- Completely remodeled in '23
- New roof
- Fully furnished



315 Main Street

- 20' x 50' building previously used as a hardware store

TRACT 2

236 Main Street

- Home with 2 bedrooms, 1 bathroom, eat-in kitchen, living room, and utility room
- Storage shed
- Completely remodeled in '24
- New roof and siding
- Fully furnished



TRACT 3

415 Main Street

- .616 acre vacant lot
- Located directly south of the intersection of Hwy 56 and Hwy 136 (Main Street)

Terms: 10% down at the auction, balance on or before December 21st, 2026. Possession with deed. 2026 property taxes will be paid by the seller.

For more information or to see the real estate call Clay Taylor, auctioneer.

OWNER: Laurie's Souper Savor, LLC

800-264-1204

kurtzauction.com

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