

ESTATE

AUCTION

Thursday, October 23rd at 10 AM

Location: 5250 HWY 144, Owensboro, KY

Directions: From the Owensboro Bypass at HWY 144, go east 0.75 mile on HWY 144 to the property. **WATCH FOR SIGNS**

The family of Evelyn Newman has authorized Kurtz Auction and Realty Co to sell the following **regardless of price.**

HOME ON 3 ACRES



Property Features:

- The property is located less than a mile from the bypass.
- Property is in two adjoining tracts (1 and 2 acres)
- Home has two rooms that have been used as bedrooms on the main floor.
- There are two baths on the main floor
- The upstairs has two dormer bedrooms containing approximately 360 sq. ft.
- PVA calls for 1424 sq. ft. on the main floor and 192 sq. ft. in the front sunroom.
- Family room addition at the back of the home
- Detached garage with adjacent large room and bath that could be used as a bedroom/guestroom/in-law suite
- Metal building (22' x 50') with concrete floor
- Garden spot
- Central natural gas heat and central air

OPEN HOUSE
Tues., Oct. 14th
4:30-6:00 pm

Auctioneers' remarks: This property allows the buyer to be close to town and yet with country amenities. It is also located near Yellow Creek Park, churches, golf course, elementary school, etc. The property will be offered as a whole, but has two existing deeded tracts. Modification to the septic system would enable the one-acre tract to be used as an additional building site.

Real estate terms: 10% down at the auction, remaining balance due on or before December 5th, 2025.

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

OWNER: The Evelyn Newman Estate

800-264-1204

kurtzauction.com



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