

# ABSOLUTE AUCTION

## Wednesday, Sept. 10th at 10 AM

**LOCATION:** 1904 State Route 81, Central City, KY.

From the intersection of Hwy 431 and Hwy 81, at South Carrollton, take Hwy 81 west 2 miles to the property. **Watch for signs!**

Since I have retired, Kurtz Auction and Realty has been authorized to sell the following **regardless of price:**

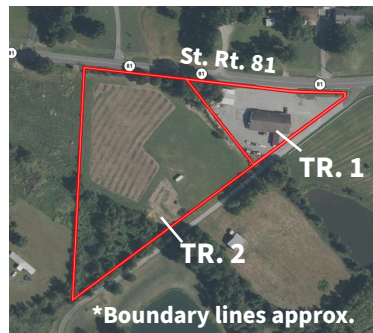
## .94 Acres – Commercial Bldg.

### TRACT 1

- 40' x 100' 4,000 square foot building with 9' x 100' porch
- 2400 square foot retail space with office, storage room and restroom
- 1600 square foot residential area featuring two bedrooms, one bathroom, kitchen, and living room.
- Separate HVAC for each side
- 24' x 40' pole barn with concrete floor, and lean-to
- 30' x 30' machinery shed
- Sewer available at the road



To receive  
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812-913-9651



### 4.02 Acre tract

#### TRACT 2

- 285' of frontage along St. Rt. 81
- Mainly gently rolling open ground with some woods

### Display Cases-Knives-Tools-Misc

Hand tools; power tools; sporting goods; fishing supplies; rods and reels; guitars; amplifiers; knives; pocket watches; compound bows; signs; vending machine; tool boxes and bags; cameras; toys; dolls; compressor; Champion 3100 watt generator; cash registers; printers; nail treatment kit; manequins; chains; cricket box; trunk; kitchenware; office desk; store fixtures; display cases; sofa; gaming chair; dining table and chairs; rolltop desk; credenza; 3D printer; Native American art; and more!

10' Bushhog rotary mower; power tiller; fuel tank; truck fuel tank; grader blade



**REAL ESTATE TERMS:** 10% down at the auction with the balance due by October 24, 2025. Possession with delivery of deed at closing. 2025 property taxes will be prorated. **PERSONAL PROPERTY TERMS:** balance due in full at the auction by cash, check, or credit card. (3.5% fee added to all credit/debit card purchases).

**FOR MORE INFORMATION AND FOR VIEWINGS CALL CLAY TAYLOR, AUCTIONEER**

**OWNER:** Tony Neal

**800-264-1204**

**kurtzauction.com**



# KURTZ

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