

ESTATE AUCTION

Tues., Dec. 4th,
10 AM

Location: 7592 KY HWY 144, Philpot, KY 42366.

From the intersection of HWY 60 bypass and HWY 144 in Owensboro, KY go east 5.1 miles on HWY 144 to the property.
The Rachel Gilmore Estate has authorized Kurtz Auction & Realty Co. to sell the following property **regardless of price**

Tract # 1 - Country Home - 12.115 Acres

This country estate features a beautiful hilltop view as well as a well-built home with the following characteristics:

- Total of 1933 sq ft.
- 3/4 bedrooms, 1 bathroom
- Geothermal Heating / Cooling
- Original hardwood floors
- Unfinished basement / storage
- Enclosed back porch
- Newer roof
- 572.54 ft. of frontage on HWY 144



The properties amenities include:

- Cropland and a pond
- Detached two car concrete block garage
- Tobacco barn, stable w/loft, shed and block storage building

Cropland / Building Tracts

Tract # 2 - 40.216 Acres - 7616 HWY 144

- Several locations for possible building sites
- Currently 30 + acres cropland
- 286.25 ft of frontage on HWY 144
- Approximately 7 acres of pasture - 3 acres of woods

Tract # 3 - 2.472 Acres - 7640 HWY 144

- Very good building site
- 212.88 ft of frontage on HWY 144

Tract # 4 - 10.027 Acres - 6585 Foster Rd

- Exceptional hilltop building tract
- Entire acreage is cropland
- 333.25 ft of road frontage on Foster Rd.

Tract # 5 - 12.306 Acres - 6605 Foster Rd

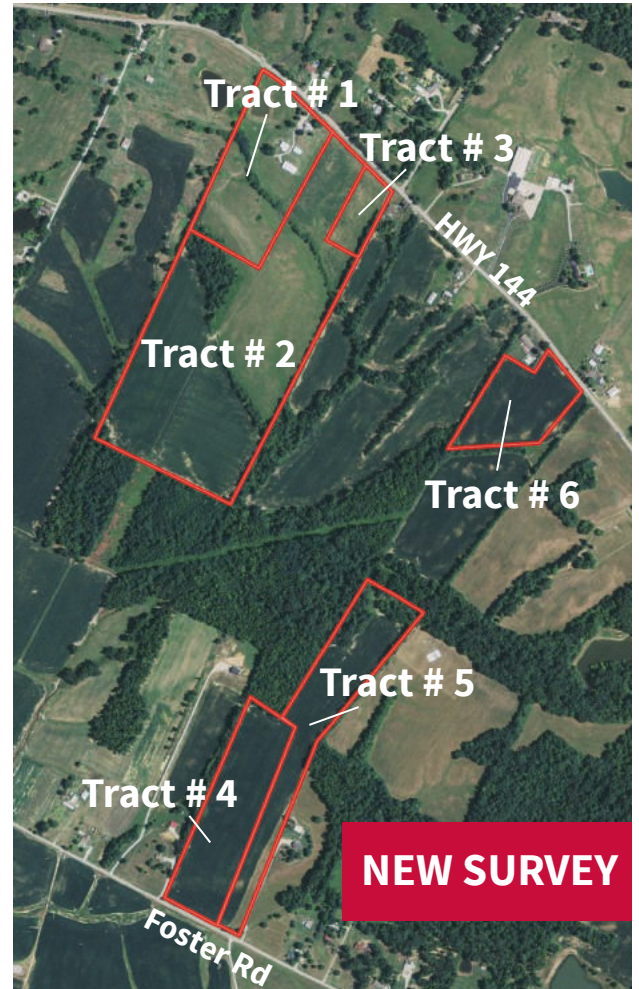
- Very nice building site
- Acreage is currently cropland
- 181.36 ft of road frontage on Foster Rd

Tract # 6 - 6.498 Acres - 7800 HWY 144

- Excellent building site
- Acreage is currently cropland
- 320.43 ft of frontage on HWY 144

*Electric and water service available for all properties

Contact David Hawes, Auctioneer for more information



NEW SURVEY

SEE REVERSE SIDE
FOR MORE
INFORMATION

270-926-8553
kurtzauction.com

KURTZ
AUCTION & REALTY®



Antiques: Bedroom suit, chest and dresser base, antique Westinghouse refrigerator, rockers, chairs, costume jewelry, pink depression bowl, Fireking bowls, hand tools, etc.

Household: End tables, sofa, chair, retro dining set, Weslo treadmill and cardioglide, lamps, pictures, glassware, candlesticks, church bench, Christmas items, vases, kitchenware, convalescent items, linens.

Appliances: Frigidaire refrigerator, electric range and chest freezer, Whirlpool washer, Kenmore HD dryer.

Farm Equipment: International 684 tractor - 1542 hrs, 6' Woods rotary cutter, 10' hydraulic disc, New Idea seeder, 3 bottom moldboard plow, 4-wheel trailer, cultipacker, harrow, drags, tobacco sticks, etc.

Tools/lawn: John Deere X475 riding mower 23 Hp - 62" deck, (2) push mowers, (2) weed trimers, table saw, compressor, hand tools, etc.

Contact David Hawes, Auctioneer for more information

Terms: Real Estate: 10% down at the auction balance due by Jan 18th, 2019. **Personal Property:** Paid in full at auction with Cash, Check, Visa or Mastercard.

Seller: Rachel Gilmore Estate - Sharon Gilmore Beyke Executrix

270-926-8553
kurtzauction.com

KURTZ
AUCTION & REALTY®

**SEE REVERSE SIDE
FOR MORE
INFORMATION**