

# AUCTION

## Thursday, January 30 - 10 AM

**LOCATION: 3419 Queens Way, Owensboro, KY**

**Directions:** From the intersection of Scherm Rd and Frederica St. take Scherm Rd. West for 1 mile to Queens Way then take Queens Way south two blocks to property. **Watch for signs.**

In order to settle the Estate of Shirley S Cook, Kurtz Auction and Realty has been contracted to sell the following **regardless of price.**

## CENTRALLY-LOCATED BRICK HOME

### Move in ready



**OPEN HOUSES:**  
**THURS., JAN. 16th & 23rd**  
**4:30 PM - 5:30 PM**



#### Property features:

- 2,195 Sq. Ft. Per PVA
- 63'x 177' lot
- Built in 1968 home, addition in late 90s
- Three bedrooms
- Two full baths
- Owners suite with large bathroom and walk-in closet
- Large family room w/ built-in shelves

- Eat in kitchen
- Three living spaces
- Hardwood floors
- New roof within the last year
- Replacement windows
- Floored attic
- HVAC updated approximately 5 years
- Dehumidifier system in sealed crawl space
- Storage shed in backyard

**Personal Property-** full size bed; dressers; book shelves; sewing tables; sofas; piano; hutch; small flatscreen tvs; secretary desk; entertainment center; abundant collection of Hadley pottery; costume jewelry; glassware; CD's; DVD's; carnival glass; and more.



**TERMS: Real Estate-** 10% down at the auction, balance due on or before March 17th, 2025. Buyers have 10 days prior to auction for any lead based paint inspections or other inspections.

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

**FOR MORE INFORMATION OR TO SEE THE REAL ESTATE CALL JOSEPH MILLS, AUCTIONEER.**

**OWNER:** Estate of Shirley S. Cook

**800-264-1204**

**kurtzauction.com**

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Announcements made at auction take precedence over printed material