

ESTATE AUCTION

Thursday, October 17th at 10 AM

LOCATION: 196 Highland Drive, Greenville, KY 42345

WATCH FOR SIGNS!

In order to assist in settling the Martin Lynn Likins Estate, Kurtz Auction and Realty has been authorized to sell the following **REGARDLESS OF PRICE:**

THREE BEDROOM HOME WITH WALK-OUT BASEMENT AND DETACHED GARAGE ON 3.3 ACRES VACANT .981 lot

FEATURES OF PROPERTY

Main Level:

- Kitchen with breakfast bar
- Dining area
- Family room with built in book cases
- Living room
- Full bathroom
- Laundry area

Upstairs:

- Three bedrooms
- Full bathroom

Walk-out Basement:

- Finished area
- Storage
- Full bath
- Other features include new metal roof, new siding, new water heater, new appliances, hardwood floors, gas heat, central air

Two car detached garage

- Wood burning stove
- Window unit air

Adjacent lot

- .981 lot with 33' of road frontage

ANTIQUES-FURNITURE-COLLECTIBLES-TOOLS-MISC

Antique oak ice box; cherry desk; oak dining table; cherry drop leaf table; occasional chairs; spool cabinet; mahogany bed; dressing table; crocks; cookie jars; apothecary jars and other apothecary antique collectibles; dresser with hanky drawers; misc. chairs; coal oil lamps; camel back chest; sofa; recliner; executive desk; gun safe; plant stands; bow front china cabinet; soda fountain chairs; Atari games and controllers; cameras; games; dolls, Craig Stereo system; Grizzly 14" bandsaw; miter saw; router saw and table; Craftsmen tool chests, air compressors and other Craftsmen tools; primitive tools and tools boxes; large lot of planed lumber; and much more!

ALSO SELLING: EZ-GO golf cart

REAL ESTATE TERMS-10% down at the auction, balance due on or before December 2, 2024. 2024 taxes will be paid by the seller. **PERSONAL PROPERTY TERMS-**Payment in full on day of auction by cash, check, or credit/debit card (there will be a 3.5% convenience fee for credit or debit cards)

For more information and to see the home contact Amy Whistle, Auctioneer/Agent

Owner: Likins Family Irrevocable Family Trust
Trustee: Kirker Butler

800-264-1204

kurtzauction.com



KURTZ

AUCTION & REALTY®

AUCTIONEER'S NOTE: *Mr. Likins home has been well cared for and will make for a nice purchase for anyone looking for the feel of country living close to town. The extra acreage provides plenty of room for recreation or simple nature watching on the deck. Mr. Likins was also an avid collector of antiques and a skilled craftsman. There is a large collection of tools and unique antiques that you won't want to miss. Contact Amy Whistle, Auctioneer/Agent for further details.*



For more information and to see the home contact Amy Whistle, Auctioneer/Agent