

# ABSOLUTE AUCTION

## Wednesday, Nov. 20th - 10:00 AM

**LOCATION:** 1644 Griffith Ave., Owensboro, KY

**Directions:** from the intersection of Frederica Street and Griffith Avenue take Griffith Avenue west for 2 miles to the property. **Watch for signs**

In order to dissolve a partnership Kurtz Auction Realty has been contracted to sell the following **regardless of price:**

### Luxurious Griffith Avenue Home

Real Estate  
Sells at 10 AM

**Property features:**

- Nearly 5,000 total square feet
- Over 4,000 square feet of finished space remodeled over the last two years
- Five bedroom
- Three full bathrooms
- Two half baths
- Large owners suite with grand bathroom and walk in closet
- Luxury quartz countertops
- Roof approx. 10 years old
- Windows approx. 15 years old
- HVAC and water heaters approx 12 years old but all in functioning order and serviced regularly



**AUCTIONEER NOTE:** this property is an entertainers dream. Located on one of if not the most prestigious streets in Owensboro. This home has amazing scale and every update has been crafted with precision and detail. My personal favorite part of the home is the sports bar style room completed with garage door access for open air entertainment, large quartz island bar, a large gas range, and large flat screen tv's. This would be any sports fanatics dream hangout. This is a once in a lifetime type of home so come one, come all as this property sells absolute!

**TERMS: Real Estate:** 10% down at the auction. Remaining balance due on or before Dec 31st, 2024 (40 day closing). Property taxes will be paid by seller for 2024.

### PERSONAL PROPERTY ON OTHER SIDE

**FOR MORE INFORMATION AND ADDITIONAL PHOTOS GO TO [KURTZAUCTION.COM](http://KURTZAUCTION.COM) OR CONTACT JOSEPH MILLS, AUCTIONEER, 270-903-9641.**

**Sellers:** Riney and JRM Portfolio LLC

**800-264-1204**  
**kurtzauction.com**



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**AUCTION & REALTY®**



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### SPORTS MEMORABILIA



**SPORTS MEMORABILIA:** Minnesota Vikings Justin Jefferson signed, RADTKE Sports Certified Authentic helmet; Detroit Lions Barry Sanders signed, JSA certified, authentic helmet; Philadelphia Eagles AJ Brown signed (signature partially wiped away), JSA certified, authentic helmet; Dallas Cowboys double signature Ezekiel Elliot and Dak Prescott signed, RADTKE Sports certified, authentic helmet; Dallas Cowboys Leighton Vander Esch signed helmet, Beckett Certified, authentic helmet; Miami Dolphins Tyreek Hill signed, Beckett Certified, replica helmet; Los Angeles Chargers LaDainian Tomlinson signed, Beckett certified, replica helmet; Tampa Bay Buccaneers Mike Alstott signed helmet, JSA certified, replica helmet; Tampa Bay Buccaneers Mike Evans signed, Beckett certified, replica Helmet; New England Patriots Randy Moss signed, JSA certified, authentic helmet; Houston Texans JJ Watt signed, JSA certified, authentic helmet; Tennessee Titans Derek Henry signed, helmet Beckett certified, authentic helmet; AJ Brown JSA certified signed and framed Ole Miss jersey; Jamar Chase JSA certified signed and framed Bengals jersey



### PERSONAL PROPERTY:

**FURNITURE:** beds; end tables; sofa; sectional; dressers; dining table w/ 6 chairs; coffee table; dressers; night stands; and more. All furniture is newer, modern, and in good condition.

**APPLIANCES;** several flat screen tv's in various sizes and brands; stackable washer and dryer; modern stainless steel refrigerators; deep freeze; Playstation 5; computer; stainless top grill; and more.

**TERMS: Personal Property:** Paid in full at the auction by cash, check, or credit card (3.5% convenience fee added to purchase by credit or debit card transactions).



**2022 Dodge Ram 2500 Laramie**  
Black leather, sunroof, touch-screen monitor, brand new back tires, 6.4 Liter Hemi

**REAL ESTATE ON OTHER SIDE**

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# KURTZ

## AUCTION & REALTY®

Announcements made at auction take precedence over printed material