

ABSOLUTE AUCTION

Wednesday, Nov. 12th at 10 AM

LOCATION: 6850 HWY 231, Utica, KY

From the intersection of Hwy. 231 and the Owensboro Bypass head southeast for 4.3 miles to the property on the south side of Hwy. 231. **WATCH FOR SIGNS!**

In order to assist in settling the Thomas "Tommy" Toon Estate, Kurtz Auction and Realty has been authorized to sell the following **regardless of price:**

3 BEDROOM 2 BATH BRICK HOME ON 2.884 ACRES

**Home will
sell at 10 AM**



Features include

- Living room with fireplace
- Family room
- Dining area
- Kitchen
- 2 full bathrooms
- Large den with laundry area and garage access
- Attached two car garage
- Central air/natural gas heat
- Replacement windows
- 2364 square feet (per PVA)
- 40'x60' Morton building with electric



TRACTOR - CAR - FURNITURE - COINS - KNIVES

Massie Ferguson 135 tractor; china cabinet; corner curio cabinet; lift chair; lamps; glassware and more
2015 KIA, RIO LX (140,000 miles); large collection of silver dollars and other coins; large collection of Case knives, buck knives and others



AUCTIONEER'S NOTE: *This is a perfect chance to have a nice home with just the right amount of acreage close to town! Contact Amy Whistle for a private viewing of the real estate.*

REAL ESTATE TERMS: 10% down at auction; balance due on or before December 27th, 2025. 2025 property taxes will be paid by the seller. **PERSONAL PROPERTY TERMS:** Payment in full at the auction by cash, check, or credit/debit card. A 3.5% convenience fee will be charged for credit or debit cards.

FOR MORE INFORMATION VISIT KURTZAUCTION.COM OR CONTACT AMY WHISTLE, AUCTIONEER

Seller: Thomas "Tommy" Toon Estate

800-264-1204

kurtzauction.com



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