

Jeeps, Truck and large mowers

Nice Country Home Just west of Owensboro

Estate Sale

AUCTION

Location: 7117 Ky 56 in the heart of Sorgho Ky. At the intersection of 56 and 416. This quiet, rural community is quick and easy to access. Just 4.9 miles west of the Owensboro Bypass on Hwy 56 and less than 1 mile from the Audubon Parkway intersection. *Watch for signs!*



Spacious eat-in kitchen



Thursday, April 22nd 5:30 pm

Home Features:

- ⇒ Over 2,200 sq. ft. spacious home with 4 bedrooms, 2 baths (one has shower only), plus detached garage/workshop with carport.
- ⇒ One of the small bedrooms has an outside entrance and would be ideal for a home office.
- ⇒ Huge 1.1 acre corner lot in one of the areas most convenient and friendly neighborhoods. Walk to restaurant and church!
- ⇒ Lots of space with large rooms and big windows.
- ⇒ Big trees, mature landscaping. Beautiful shaded front, side and rear lot. Plenty of good land for a great garden.
- ⇒ The central hallway is large enough to be used as a family room.
- ⇒ Heil SP80 central heat plus gas fireplace w/"Heat-A-Lator" in the large living room.
- ⇒ Spacious eat-in kitchen with room for a large gathering.
- ⇒ Interior cellar/tornado shelter. Long utility room
- ⇒ This large lot with visibility, frontage and access on two roads could have great commercial potential with a zoning change.



View from the highway

TERMS and INFORMATION: The successful buyer will make a deposit of 10% at the auction and pay the balance within 30 days. Clear

title is guaranteed at closing. Buyers have 10 days or more before the sale to make lead based paint or other inspections. 2010 taxes will be prorated at closing. Possession at closing.



Garage, shop and carport, with entrances off two roads.

Vehicles & Mowers Selling After the Real Estate

All vehicles and mowers are owned by, and sold for the Daviess County Fiscal Court as surplus property, and not part of the Ebelhar estate. Terms will be full cash or check at the sale. Vehicle possession upon transfer of title.



'91 Ford Van 15 pass. Shows 87,100 miles



'95 Ford F150 extended cab, 148,200 miles



JD F935 diesel mower, no deck. (2) JD 1435 diesel mowers w/72" decks. (not running)



'93 Jeep Cherokee, Sport 2wd, 128,000 miles.



'99 Jeep Cherokee, 4wd damaged front, 131,000 miles

Thinking of Selling? Give us a call.

Silas Deane
Brokers and Auctioneers
Land and Commercial Specialists
270-689-1717
See us at: AllianceAuctions.net
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We hope to see you at this nice home! This is a classic and comfortable home that will always be in in style .



This unique and graceful home is ideal for a LARGE family or a very comfortable home to retire to. It could be just the deal your family is looking for. Look this property over and be prepared to bid on Thursday the 22nd!
Silas Deane, CAI CES Auctioneer
Owners, The Mary Naomi Ebelhar Estate