

# ABSOLUTE AUCTION

**Tuesday, October 31st - 10 AM**

**LOCATION:** Upper Delaware Road and 576 Jones Brothers Road, Henderson, KY.  
**Watch for signs!**

In order to help liquidate our farm interests, Kurtz Auction and Realty has been authorized to sell the following **regardless of price:**

## 359+/- ACRES Two Cropland Tracts

### Tract 1

#### 189.2637 Acres

- Location: Adjacent to 15760 Upper Delaware Rd, Henderson, KY. From exit 5 of the Audubon Pkwy, take Hwy 1078 South to Hwy 812. Continue on Hwy 812 for 1.3 miles to Barren Church Rd S. Continue on Barren Church Rd S for appx 1.5 miles to Upper Delaware Road. Turn left on Upper Delaware for .3 miles and the property will be on the left. Watch for signs!
- FSA office calls for 177.5 acres of cropland
- Appx. 1125' of road frontage on Upper Delaware Rd.
- Soil types include Hosmer, Belknap, and Alford silt loams.
- Improvements include 4 barns and 3 ponds

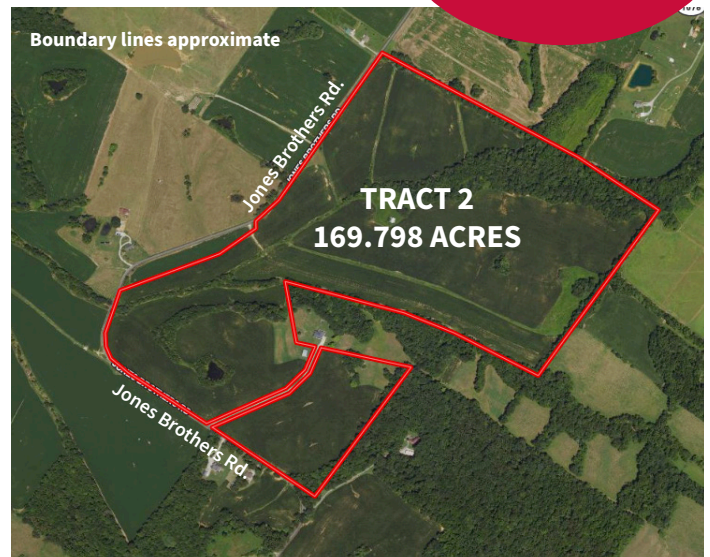
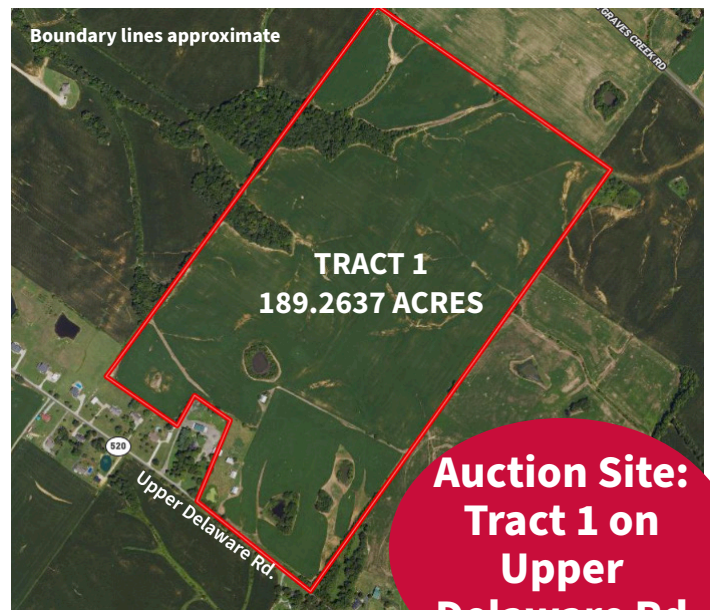
### Tract 2

#### 169.798 Acres

- Location: 576 Jones Brothers Rd, Henderson, KY. From exit 5 of the Audubon Pkwy, take Hwy 1078 south 2.3 miles to Jones Brothers Rd. Take Jones Brothers Rd for 1 mile and the property will be on your left. Watch for signs!
- FSA office calls for 157.15 acres of cropland
- Appx. 5,265' of frontage on Jones Brothers Road
- Soil types include Belknap, Hosmer, and Alford silt loams.
- Improvements include two barns and a pond
- Sells subject to 50' ingress/egress easement for home located at 574 Jones Brothers Rd.

**Inspection:** Anytime, at your own risk. Please respect current crop production.

**Terms:** 10% down at the auction with the balance due by December 11th, 2023. Possession will be given with deed, subject to farming rights for 2023 crop. Sellers to convey all mineral rights they own, if any. Seller to pay 2023 property taxes.



**2% BUYERS PREMIUM WILL BE ADDED TO THE FINAL BID TO DETERMINE THE CONTRACT SALE PRICE.**

**For more information and for drone flyover visit [www.kurtzauction.com](http://www.kurtzauction.com) or call Clay Taylor or Jason Blue, auctioneers.**

**OWNERS:** Holy Name Farms, LLC

**800-264-1204**

**kurtzauction.com**

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