

ABSOLUTE ESTATE AUCTION

Thursday, October 19 - 5:00 PM CDT

LOCATION: 1074 Willie Simmons Road, Falls of Rough, Ky 40119.

From the intersection of Hwy 54 and Hwy 629, just east of Fordsville, take Hwy 629 4.3 miles to Willie Simmons Road. Take Willie Simmons Road 1 mile to the property. **Watch for signs!**

In order to help settle the Audie and Karen Martin Estates, Kurtz Auction and Realty has been authorized to sell the following **regardless of price:**

303.86 ACRES TWO TRACTS

MATURE TIMBER - PASTURE - RECREATION

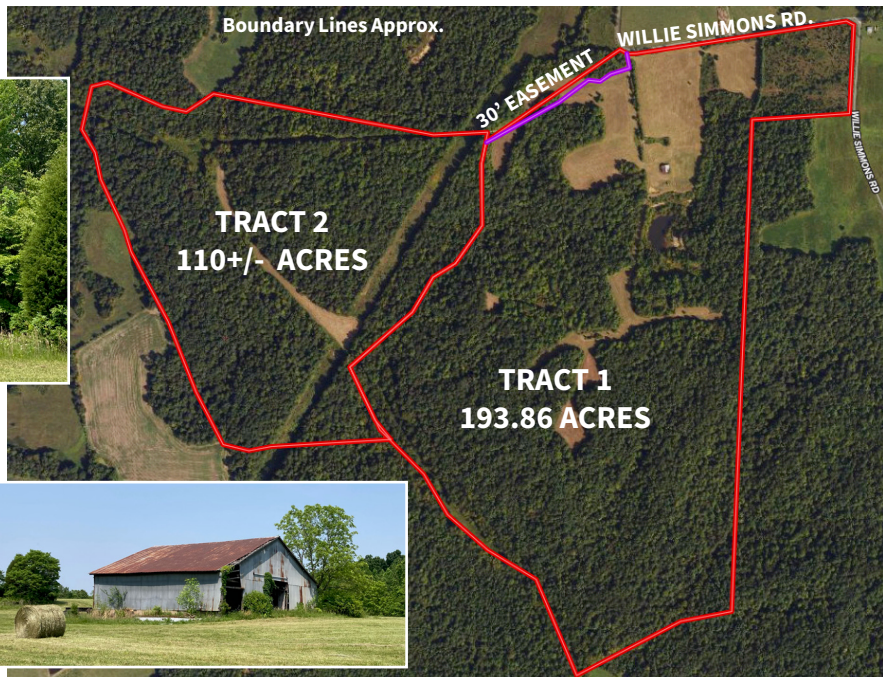
Tract 1: 193.86 Acres

- 2310' of frontage on Willie Simmons Road
- Appx. 26 acres of pasture with the balance in woods
- Mature Timber
- Pond
- Barn
- Established shooting houses



Tract 2: 110 +/- Acres

- Appx. 11 acres of open ground with the balance in woods
- Timber
- Located in Breckenridge County and Ohio County
- Established shooting houses
- Accessed via 30' surveyed easement from Willie Simmons Road through Tract 1



Also selling: John Deere 5210 with S595 Loader; Tuffline 8' grader blade; Bushhog 286 rotary mower; wheel disc; 3 ph post hole digger



Auctioneers Note: Mr. Martin looked at properties for years before finding this hidden gem located just inside Breckenridge County. This property will suit all those looking for that perfect getaway, a hunting oasis, your next home tract, or a mixture of a cattle farm and hunting farm. The mature timber on this property can provide an immediate return on your investment or it can be cultivated for years of future returns. For more information and for drone flyover visit www.kurtzauction.com or call Clay Taylor, auctioneer.

Terms: 10% down at the auction with the balance due by December 4th, 2023. Possession with the delivery of deed at closing. Hunting rights granted the day of sale. 2023 property taxes will be paid by the seller. Inspect the property anytime at your own risk. Machinery balance due in full at the auction by cash or check.

For more information and drone footage, visit www.kurtzauction.com or call Clay Taylor, auctioneer.

Owner: Audie and Karen Martin Estates

800-264-1204

kurtzauction.com

KURTZ AUCTION & REALTY®

Announcements made at auction take precedence over printed material

2023