AUCTION

Tuesday, October 4th at 5:30 PM

LOCATION: Ridge Road, Fordsville, KY 42343.

DIRECTIONS: from downtown Fordsville at the intersection of Hwy 54 and Hwy 69 turn north onto Ridge Road and go 1.7 miles to the property. **Watch for signs**

The sellers have authorized Kurtz Auction to sell the following **regardless of price.**

139+ Wooded Acres - Two Tracts Hunting Land - Timber

Tract #1 87.611 Acres
- Wooded Acreage
- Hunting land
- Abundant wildlife
- Marketable timber
- Building site(s)
- 1048.98 feet of road frontage
- Water and electric utilities available

Tract #2 51.773
- Wooded Acreage
- Hunting land
- Abundant wildlife
- Marketable timber
- Building site(s)
- 844.85 feet of road frontage

NEW SURVEY!

Note: Sellers are making no reservations of any mineral rights that they may own.

**TRACT 1
87.611 ACRES**
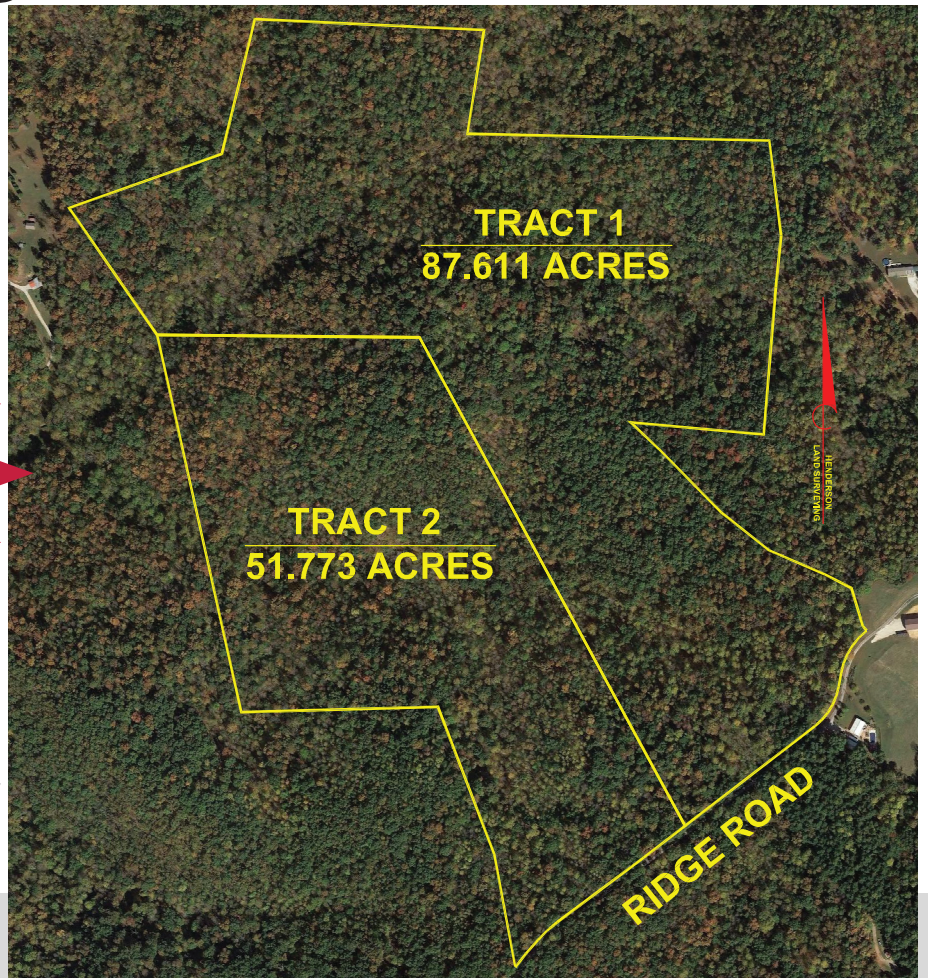
**TRACT 2
51.773 ACRES**

RIDGE ROAD

Additional Mineral Rights:

Sellers are selling additional mineral rights that they may own that are outlined on their deed which is found in Deed Book 402 Page 51 at the Ohio County Court House in Hartford KY.

The mineral rights are defined on said deed as Tract #2 (69 acres, more or less) and Tract #3 (56.25 acres, more or less). Copy of the deed is available on the Kurtz website under auction heading for the property.

The Sellers nor Kurtz Auction & Realty Co. have performed a mineral search related to any mineral rights described on said deed. Neither Sellers nor Kurtz Auction & Realty Co. warrants any information regarding the mineral rights including, but not limited to the existence of any rights that the sellers may have to convey, or the acreage for either tract of land, etc. The Sellers will provide a Quitclaim deed for the mineral right that are described for the offsite tracts

Terms: 10% down day of sale on the real estate. Balance due Nov. 18, 2022. Paid in full the day of sale with cash or check for any mineral rights sold.

FOR MORE INFORMATION OR VISIT KURTZAUCTION.COM OR CALL DAVID HAWES, AUCTIONEER.

Sellers: William Tuttle

800-264-1204
kurtzauction.com

Announcements made at auction take precedence over printed material

Kurtz
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