

# Kurtz

AUCTION & REALTY.

305 Frederica St. • Owensboro, KY 42301

kurtzauction.com

PRESORT STD  
U.S. POSTAGE PAID  
OWENSBORO, KY  
42301  
PERMIT #563

Muhlenburg Co. Kentucky

# AUCTION

## Wednesday, May 31st at 10 AM

**AUCTION SITE-** The entire auction will be conducted at the Central City Convention Center at 320 Golden Tide Ave, Central City, KY 42330

Property located west and south east of Central City KY.

ERP Environmental Funds LLC in conjunction with West Virginia Circuit Court Civil Action No. 20-C-282 has authorized Kurtz Auction Realty to sell the following:

# 1,064.75+/- ACRES

# 8 TRACTS

# HUNTING - RECREATION LAKES - TIMBER

**Auctioneer's Note:** This Auction provides an excellent opportunity to acquire some of Western Kentucky's most sought after recreational land. The properties being offered are home to some of the best hunting in the area. The views overlooking some of the strip pit lakes are some of the most beautiful I have seen since I have been in the business. If you are looking for your own slice of heaven this is your opportunity. Hope to see you auction day - Joseph M. Mills

**Terms:** 10% buyers premium added to the final bid price to arrive at final purchase price. 10% down at the auction, balance in full within 45 days of the auction. Buyer to receive a special warranty deed. Buyer to pay customary closing cost including any title examination, buyer's attorney fees and deed recording cost. Should the buyer desire to have any survey work or boundary markings, it would be at their sole expense and will not affect the closing date or purchase price. The 2023 property taxes will be prorated. Feel free to inspect the property at your own risks.

**Disclaimers:** Interior roads through some of the properties sell subject to the rights of others regarding ingress and egress. Depicted property lines and stated acreages are estimated only and are not guaranteed or warranted by the seller or Kurtz Auction & Realty Co. or their agents.

**Minerals:** There are no minerals or mineral rights involved in the sale of this property. Surface rights only will be conveyed.

**For more information, see [kurtzauction.com](http://kurtzauction.com) or Contact Joseph Mills- Auctioneer**

2023

**Seller:** ERP Environmental Funds LLC

**800-264-1204**

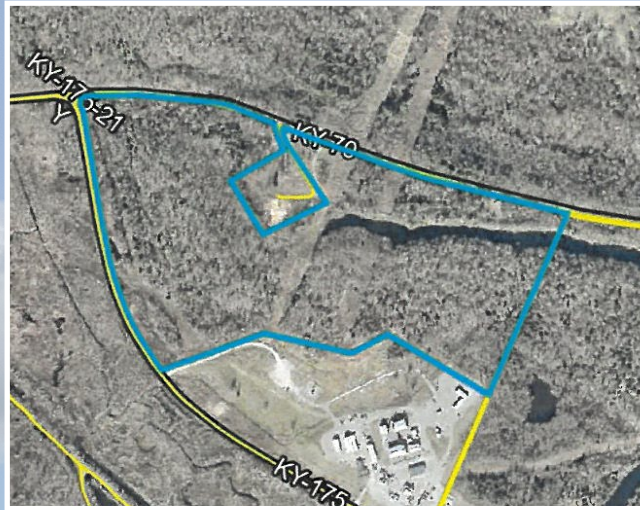
**kurtzauction.com**

Announcements made at auction take precedence over printed material

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### Tract 1: 96.17+/- Acres

Mostly wooded  
3,160+/- feet of frontage on HWY 70  
1,700 +/- feet of frontage on HWY 175  
2+/- Acre strip pit lake  
11+/- miles west of Central City



### Tract 5: 26.83+/- Acres

Mostly wooded  
900+/- feet of frontage on HWY 175  
11+/- miles west of Central City

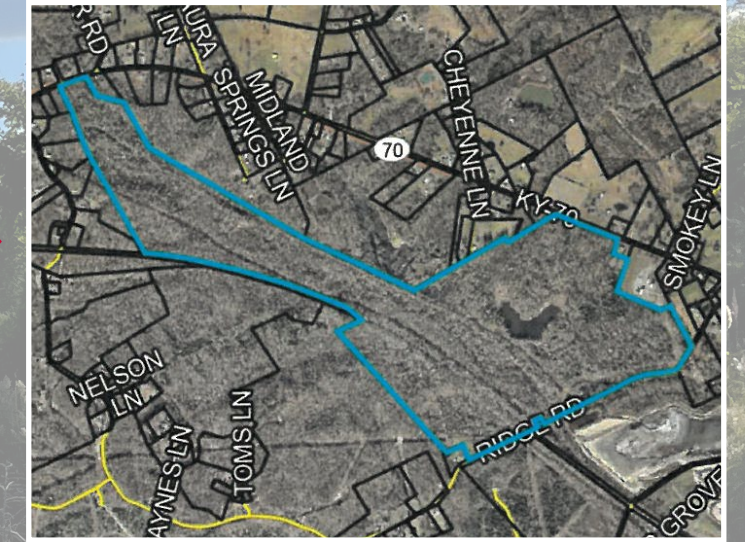
### Tract 2: 121.29+/- Acres

Mostly wooded  
2,585+/- feet of frontage on HWY 175  
3 strip pit lakes totaling 8+/- Acres  
11+/- miles west of Central City



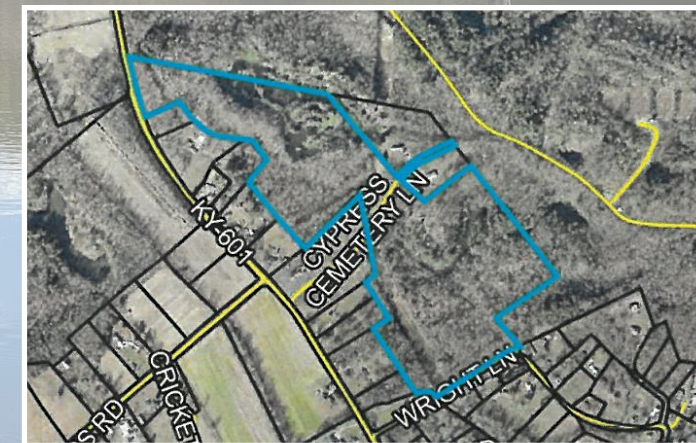
### Tract 6: 259.1+/- Acres

Mostly wooded  
915+/- feet of frontage on HWY 70  
2,500+/- feet of frontage on Ridge Rd.  
6+/- acre strip pit lake  
6+/- miles west of Central City



### Tract 3: 116.43+/- Acres

Mostly wooded  
900+/- feet of frontage on HWY 175  
11+/- miles west of Central City



### Tract 7: 85+/- Acres

Mostly wooded with some slews  
580+/- feet of frontage on Wright Ln.  
400+/- feet of frontage on HWY 601  
5+/- miles northwest of Greenville

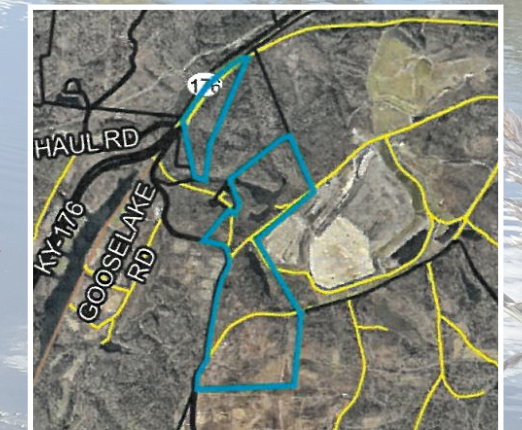
### Tract 4: 20.79 +/- Acres

Mostly wooded  
11+/- miles west of Central City



### Tract 8: 339.14 +/- Acres

Mostly wooded  
3 strip pit lakes totaling 18+/- acres  
1000+/- feet of frontage on HWY 176  
3+/- miles northeast of Drakesboro



Depicted property lines and stated acreages are estimated only and are not guaranteed or warranted by the seller or Kurtz Auction & Realty Co. or their agents  
10% BUYERS PREMIUM.