

ABSOLUTE AUCTION

Thursday, April 11th at 10 AM

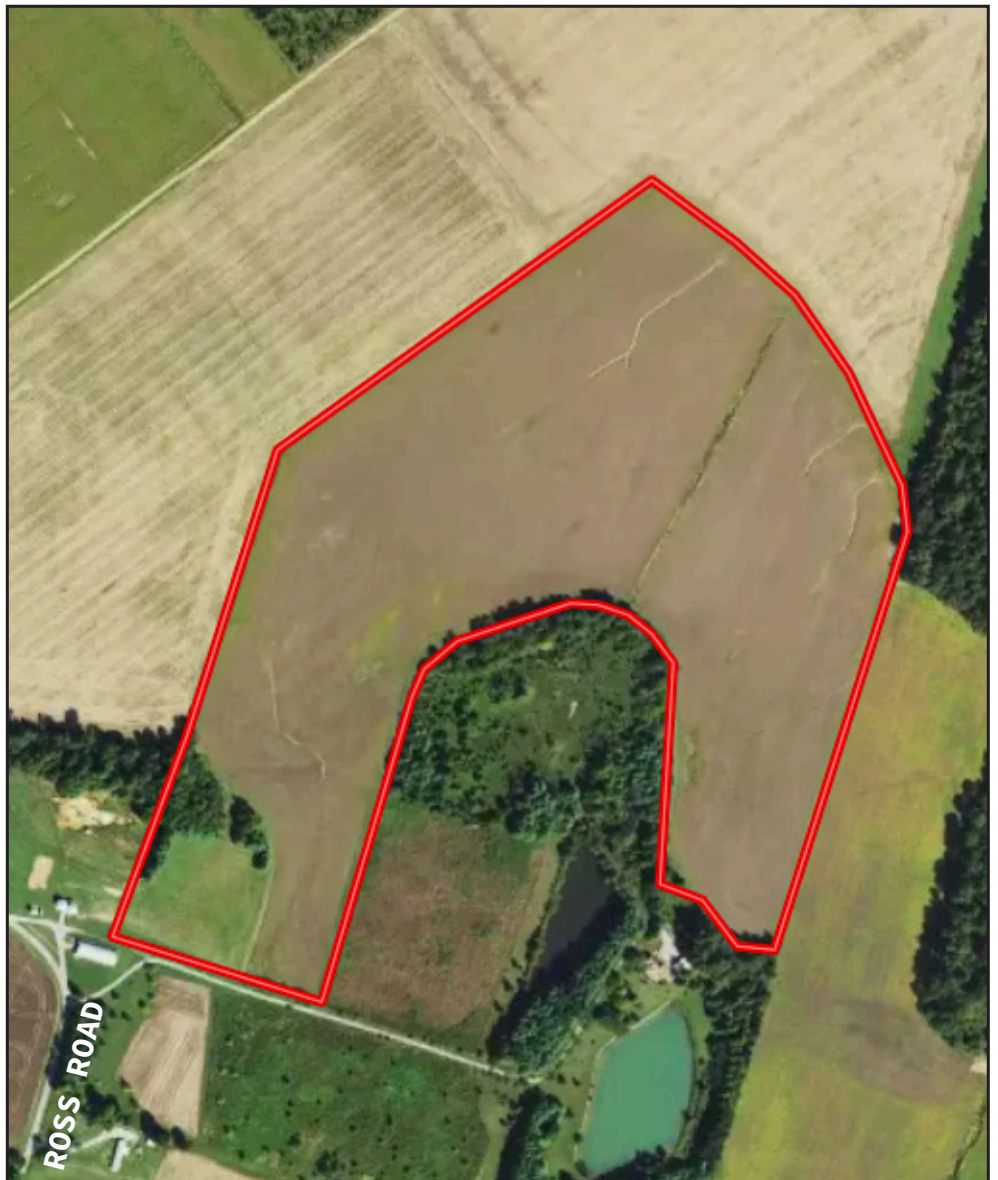
LOCATION: : Ross Road, Rumsey, KY. From downtown Calhoun take Hwy 81 south to Hwy 138. Go west for .2 miles to Hwy 1155. Take Hwy 1155 south 3.7 miles to Bell Road. Go west .6 miles to Ross Road. Go north for .4 miles to the property. **Watch for signs**

Since I have moved out of state and am no longer in need of this farm, I have authorized Kurtz Auction and Realty to sell the following **regardless of price:**

47.598 ACRES

TILLABLE ACREAGE- BUILDING SITE

- Nearly all tillable acreage.
- Primary soil types are Hosmer and Belknap silt loams.
- McLean County FSA office calls for 47.08 tillable acres
- The southern portion of this property is not located in the FEMA flood plane, providing for a building site
- Farm is not rented for 2024. Farming rights will be granted the day of sale



REAL ESTATE TERMS: 10% down at the auction with the balance due by May 24th, 2024. Full possession with delivery of deed at closing, farming rights will be granted the day of sale. 2024 property taxes will be paid by the purchaser. Inspect the property anytime, at your own risk!

**FOR MORE INFORMATION AND FOR DRONE FLYOVER VISIT
WWW.KURTZAUCTION.COM OR CALL CLAY TAYLOR, AUCTIONEER.**

OWNER: Janet Mishler

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