

# ABSOLUTE AUCTION

**Wednesday, July 20th at 10:00 AM**

**LOCATION:** 2016 Countryside Drive, Sebree, KY 42455. From the intersection of US Hwy 41 and Hwy 56 in Sebree go west on Hwy 56 for 2.5 miles then southwest on Hwy 283 for 3.2 miles. Take Countryside Drive 1.4 miles to the property. **Watch for signs**

Kurtz Auction & Realty has been authorized to sell the following **regardless of price:**

**272.65 ACRES  
SELLING IN 3 TRACTS**

**HOME - CROPLAND  
TIMBER - HUNTING**

**LOCATION: 2016 Countryside Drive, Sebree, KY**

**TRACT 1 – 113.66 ACRES:**

- This tract consists of a home & a mixture of rolling cropland & wooded land
- Easily divisible into multiple home sites w/ approx. 2791 ft of road frontage splitting Countryside Dr
- FSA calls for 82.43 acres of cropland w/ the remaining acres in timber & the home site

**TRACT 2 – 76.58 ACRES:**

- This tract consists of mostly wooded land
- Excellent hunting ground
- Wooded building sites in the hills
- Approx. 733 ft of road frontage on Countryside Dr
- FSA calls for 16.5 of cropland
- Approximately 1240 ft of frontage on Hwy 132
- This tract joins Deer Creek Hunting Lodge

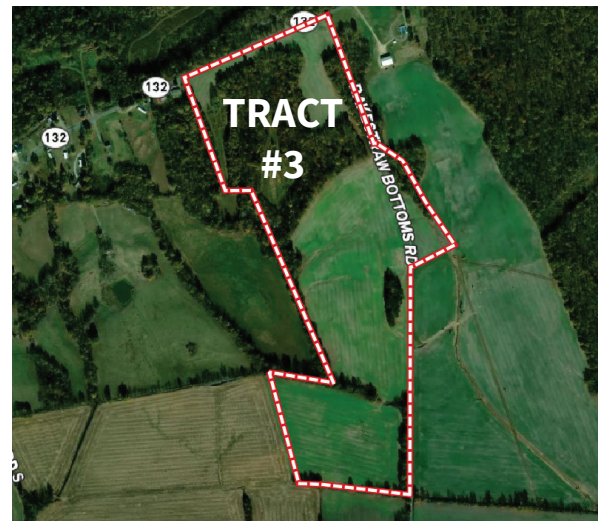
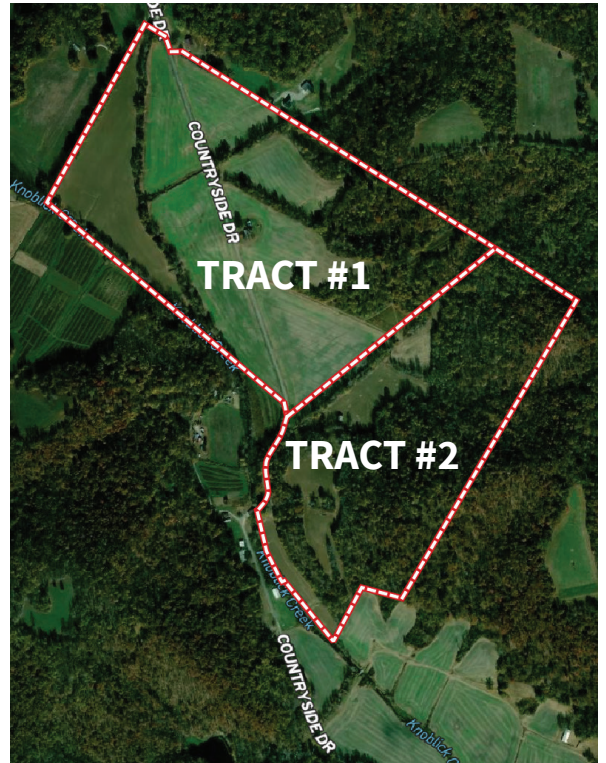
**LOCATION: 224 Rakestraw Bottoms Rd., Sebree, KY**

**TRACT 3 – 82.41 ACRES:**

- This tract consists of a mixture of cropland and wooded land
- FSA calls for 52.36 acres of cropland with remaining acres in woods
- Excellent hunting ground
- Approximately 3825 ft of frontage on Rakestraw Bottom Road

**The entire auction will be conducted at  
2016 Countryside Dr., Sebree, KY (Tract #1)**

**TERMS:** 10% down at the auction, balance due on or before September 2nd, 2022. Possession with deed, subject to the crop lease and equipment removal. Buyer will receive the landlord's crop income for the 2022 crop year. Buyer will pay 2022 property taxes.



**AUCTIONEER'S NOTE:** This auction provides an excellent opportunity to purchase crop and wooded land within Webster County, KY. Each tract has great road frontage with income potential ranging from the row crop to the excellent habitat for wildlife such as whitetail deer and turkey!

**FOR MORE INFORMATION & PHOTOS, VISIT [KURTZAUCTION.COM](http://KURTZAUCTION.COM) OR CONTACT TYLER EDGE, AUCTIONEER.**

**Owner:** Poole Brothers

**800-264-1204**

**kurtzauction.com**

Announcements made at auction take precedence over printed material

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