

November 30, 2:00 PM

AUCTION

WEBSTER COUNTY - KENTUCKY 336 ACRE FARM SELLING IN 9 TRACTS



Pre-Civil War Historic Home

Prime Grain Producing Farmland - Excellent Hunting - Timber - Pasture

- Good Productive Row Crop Soils
- Tracts Range from 9.75 to 96 Acres
- Mineral Rights Included
- Hunting - Timber Tracts
- Historic Home with Modern Updates
- Excellent Road Frontage
- Good Tracts for Cattle

Auction Site: Auction to be conducted on-site. Directions: From Slaughters, KY drive west on KY HWY 120 5.8 miles to the property. Watch for our signs!

See inside for maps and details for individual tracts and the back for terms and conditions.

812-452-3191

800-264-1204

kurtzauction.com

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Terms and Conditions

Terms: The purchaser shall pay 10% of the purchase price as a down payment at the auction site at the conclusion of bidding. The balance is due with delivery of the deed on or before December 30, 2016. **Mineral Rights:** All mineral rights owned by the seller, if any, **are included** with the sale of the surface rights. **Deed:** Seller shall provide a General Warranty Deed. **Real Estate Taxes:** The Seller shall pay all taxes due and payable through the Fall 2016 tax bill. All taxes due after the Fall 2016 tax bill are the responsibility of the Buyer. **Possession:** Possession and farming rights shall be granted with deed at closing. **Acreage:** All tract acreages and proposed boundaries are approximate and have been based off of legal descriptions, aerial maps and other documents. **Property Inspection:** Each potential bidder is responsible for conducting at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel.

There is **NO BUYERS PREMIUM.** Normal and customary closing costs will apply. **Agency:** Kurtz Auction and Realty Co. and their representatives are the Auctioneers and exclusive agents for the seller regarding the sale of the property.

Disclaimer: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. THE PROPERTY IS SOLD "AS IS, WHERE IS". No warranty of representation, either express or implied, or arising by the operation of law concerning the property is made by the seller nor the auctioneers, and are hereby expressly disclaimed. In no event shall the Seller or Auctioneer/Broker be liable for any consequential damages. The information contained herein is believed to be accurate but subject to verification by all parties relying on it. Seller and auctioneers assume no liability for its accuracy, errors and omissions. All boundary lines and dimensions are approximate. All decisions of the auctioneer are final.

For more information, maps, and a flyover video tour of the property go to

www.kurtzauction.com

or contact Jason Blue or John Kurtz, Auctioneers at 812-452-3191.

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1227 Lincoln Ave., Evansville, Indiana

Seller: Carver Family

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Tract Descriptions:

Tract #1 – 65 newly surveyed acres with over 3,300 ft. of frontage along KY HWY 120. This tract contains approximately 51.3 acres of prime tillable farm ground and 3.85 acres of CRP. The predominant soil types are Hosmer, Zanesville, Collins and Belknap Silt Loams.



Tract #1

Tract #2 – 38.5 newly surveyed acres containing 36.25+/- tillable acres along with grain bins and storage sheds. The property is located along KY HWY 120 and has ample paved road frontage on three sides. The predominant soil types are Hosmer and Belknap Silt Loams.

Tract #3 – 96.7 deeded acres with frontage along KY HWY 120 and Gooch Jones Rd. This tract contains 48+/- highly productive tillable acres and approximately 48.7 acres of good timber/hunting ground. The predominant soil types are Belknap and Hosmer Silt Loams.

Tract #4 – 33.2 newly surveyed acres located along Gooch Jones Rd. This tract contains 31.6 prime tillable acres and just under 1 acre of CRP. The predominant soil types are Hosmer and Robbs Silt Loams.

Tract #5 – 22.2 newly surveyed acres located along George Oakley Rd. This tract is primarily pasture with a stocked 1.2+/- acre lake. It is fenced for cattle and has a watering station.

336 Acre Farm Historic Home Webster Co., KY



Tract #5



Historic Home on Tract 6

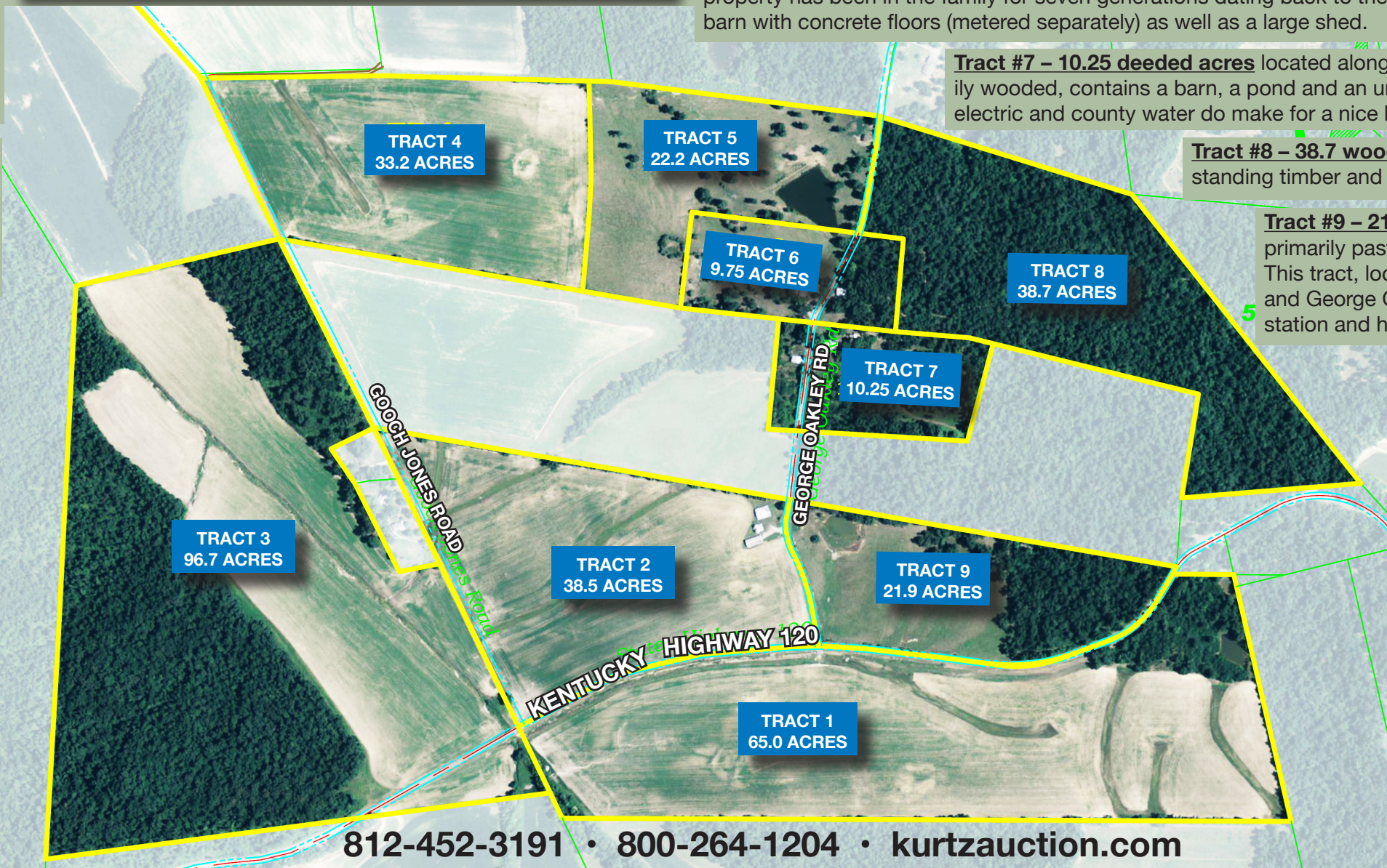


Tract #6 – Historic Home Tract – This 9.75 acre tract has the original home built in the late 1850's. This beautiful, two-story 3 bedroom – 1.5 bath home has many modern updates including zoned heating and air (heat pump). The home has the original wood floors and stone fireplace. Historic log buildings and the remnants of the original summer kitchen from the 1820's still remain. The home has a heated/cooled sun-room in the back that has beautiful hilltop views with mature oak, walnut, persimmon and cherry trees. This property has been in the family for seven generations dating back to the 1820's. This tract also has a pole barn with concrete floors (metered separately) as well as a large shed.

Tract #7 – 10.25 deeded acres located along George Oakley Rd. is primarily wooded, contains a barn, a pond and an uninhabitable home. Availability of electric and county water do make for a nice home site.

Tract #8 – 38.7 wooded deeded acres with good standing timber and excellent deer hunting.

Tract #9 – 21.9 newly surveyed acres is primarily pasture with some woods and a pond. This tract, located on the corner of KY HWY 120 and George Oakley Rd has a watering station and has been fenced for cattle.



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For more information go to kurtzauction.com or contact Jason Blue, Auctioneer.

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Historic Home on Tract 6



Outbuilding on Tract 6