

SOUTH DAVIESS COUNTY FARMLAND

AUCTION

FRIDAY, DECEMBER 2, 10:00 AM

Location: From Owensboro Community & Technical College on the south side of Owensboro, KY take US HWY 231 5.5 miles. Turn west on Red Hill-Maxwell Road, then proceed south for six miles to the farm. Watch for signs.

As we no longer live on this property, we have authorized Kurtz Auction & Realty Co. to sell the following to the highest bidder regardless of price with no minimum bid:

137.8 ACRES – TWO TRACTS CROPLAND – PASTURE – BUILDING SITES

Tract #1 – 107.79 Acres

- This tract has over one mile of blacktop frontage.
- ½ mile south of Greenbriar Road and 2-1/2 miles south of HWY 140 at Red Hill
- Multiple building sites with an 8" water line on Red Hill-Maxwell Rd and a 4" line on McMahan Rd
- Approximately 50 acres of flat to gently rolling cropland consisting of Belknap and Hosmer silt loam soils
- Gently rolling pasture land

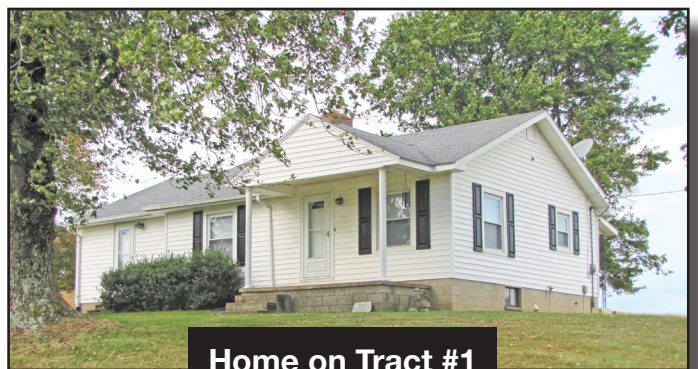
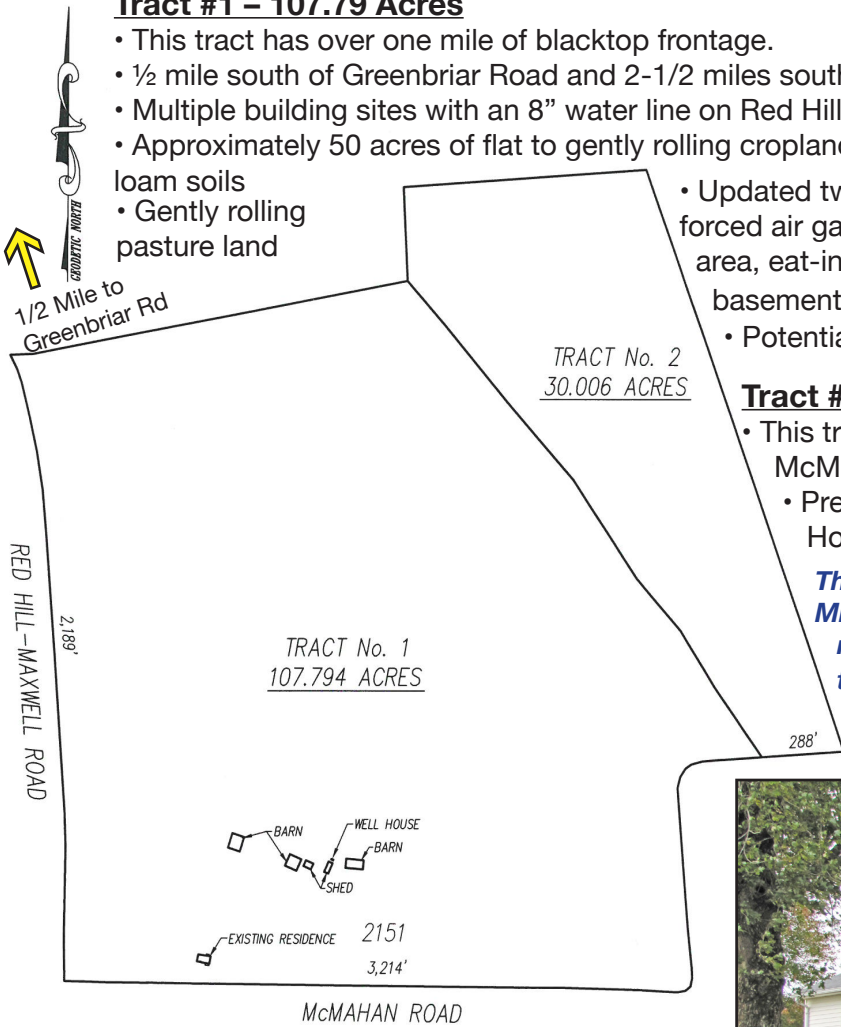
- Updated two bedroom home with vinyl siding, propane forced air gas heat & central air, updated tile bath, office area, eat-in kitchen with gas range and refrigerator, basement, two-car metal carport and storage building.
- Potential lake site

Tract #2 – 30.00 Acres of mostly flat cropland

- This tract has 288 ft. of blacktop frontage on McMahan Road.
- Predominant soil types are Belknap and Hosmer silt loam.

The farm is not rented for the 2017 crop year. Minerals – The sellers are conveying whatever mineral rights they own and believe they own them all.

AERIAL PHOTO ON REVERSE



Home on Tract #1

Inspection anytime! For a copy of the new survey, soils map or topography map, call Joe Mills, Auctioneer or go to kurtzauction.com.

TERMS: 10% down day of sale, balance in 45 days. Possession with deed. Possession of the barns and buildings subject to crop and equipment removal. Seller to pay the 2016 property taxes.

OWNERS: Mrs. Martha T. Smith, Formerly the Leamon C. Smith Estate, Darrell & JoAnne Smith

270-926-8553

800-264-1204

kurtzauction.com

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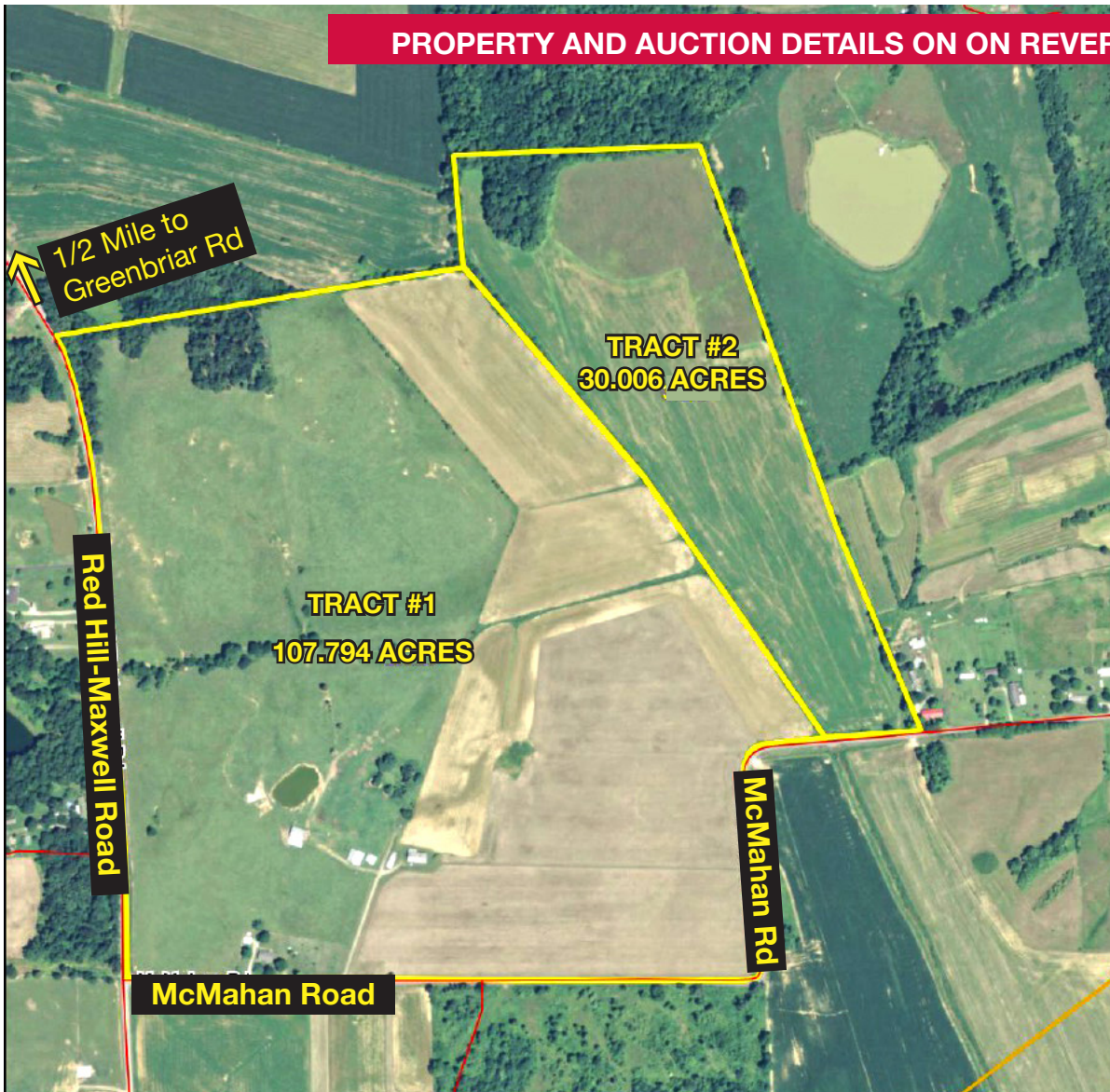
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PROPERTY AND AUCTION DETAILS ON ON REVERSE



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