

61.78+/- Acres

FOR SALE

\$999,000

Prime Land South of Owensboro

**61.78+/-
Acres**

**Location - Hwy. 231
(New Hartford Road)
just South of College
View Middle School.**

**College View
Middle School**

Highway 231

Property details

- Excellent residential and commercial development potential
- 1.5 mile to bypass
- High traffic count
- 685+/- feet of frontage on HWY 231 (New Hartford Road)
- 55 +/- acres of cropland
- Primary soil types : Uniontown and Wakeland Silt Loams
- Sewers and utilities readily available
- 1.5 +/- acres currently out of flood zone

Agent Note: Whether a developer, farmer, investor, or builder, this property is an excellent opportunity to purchase some premier Daviess County land, south of Owensboro. With thousands of residential homes, OCTC, and College View Middle School all within a couple mile radius or less, this property boasts high traffic count and visibility. It also has very high producing soils for someone who wants the property to remain crop producing. Get your offers in!

Joseph Mills, Agent



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Contact:
Joseph Mills
Kurtz Auction & Realty
270-903-9641

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