

AUCTION

Wednesday, April 24th at 10 AM

LOCATION: 300 Cotton Lane, Whitesville, KY.

From the intersection of Hwy. 231 and Hwy 764, near the Daviess County/Ohio County Line, take Hwy 764 4 miles to Cotton Lane. The property will be .3 miles on your right. **Watch for signs**

In order to help dissolve our marital assets, Kurtz Auction and Realty has been authorized to sell the following:

HOME ON 17.8 ACRES POLE BARN - PASTURE

**OPEN HOUSE:
Tuesday, April 16
4:30-6:30 PM**



- Brick home featuring 3 bedrooms, 3 bathrooms, eat-in kitchen, living room, and office/craft room
- 1.5 car attached garage
- Front porch and rear covered deck
- Built in 2005 featuring approximately 1,785 square feet with an additional 300 square feet of finished space.
- 30' x 40' pole barn with concrete floors, electricity and living quarters with kitchen and restroom.
- 17.8 fenced acres, most of which is pasture with just over 2 wooded acres



TERMS: 10% down at the auction with the balance due by June 7th, 2024.

Possession is granted no later than 90 days after closing.

2024 property taxes will be prorated.

SEE OTHER SIDE

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

OWNERS: Benjamin Lloyd; Laura Lloyd

800-264-1204

kurtzauction.com



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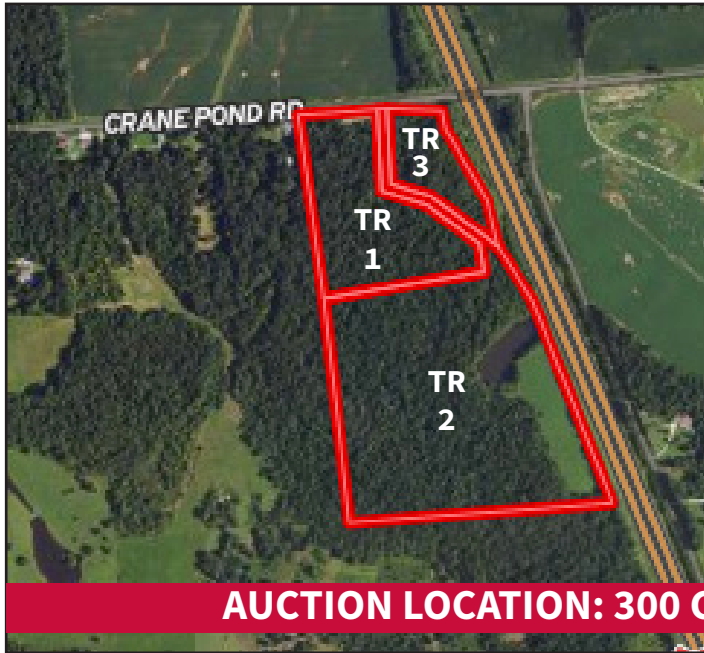
AUCTION

Wednesday, April 24th at 10 AM

LOCATION: 4008, 4030, 4054 Crane Pond Road, Utica, KY. From exit 16 of the Wendell H Ford Expressway (Owensboro By-pass) take Hwy 231/New Hartford Road south 9.5 miles to Crane Pond Road. Take Crane Pond Road 1 mile to the property. **Watch for signs**

In order to help dissolve our marital assets, Kurtz Auction and Realty has been authorized to sell the following:

57.596 ACRES - 3 TRACTS



AUCTION LOCATION: 300 COTTON LANE, WHITESVILLE, KY

Tract 1-13.628 Acres

- 412.03' of frontage on Crane Pond Road
- Primarily wooded with a small open field at the road

Tract 2-38.591 Acres

- 50' of frontage on Crane Pond Road
- Primarily wooded

- Appx. 2.4-acre pond
- Appx. 3.8-acre food plot/pasture

Tract 3-5.017 Acres

- 215.69' of frontage on Crane Pond Road
- Primarily wooded with a small open field at the road

Auctioneer's Note: Whether you are looking for a prime recreational/hunting property or the place to build your forever home, this property checks all the blocks. Wooded tracts in Daviess County don't come available too often so please mark your calendar to try and take advantage of this opportunity.

Terms: 10% down at the auction with the balance due by June 7, 2024. 2024 property taxes will be prorated.

SEE OTHER SIDE 

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