

KURTZ

AUCTION & REALTY.

305 Frederica St. • Owensboro, KY 42301

kurtzauction.com

PRESORT STD
U.S. POSTAGE PAID
OWENSBORO, KY
42301
PERMIT #563

Muhlenburg Co. Kentucky

AUCTION

Thursday, March 28th at 4:00 PM

AUCTION SITE- The entire auction will be conducted at the Central City Convention Center at 320 Golden Tide Ave, Central City, KY 42330

Property located west of Central City KY.

ERP Environmental Fund, Inc. in conjunction with West Virginia Circuit Court Civil Action No. 20-C-282 and C.E. Martin Heirs, LLC have authorized Kurtz Auction Realty to sell the following:

1,066.4+/- ACRES

6 TRACTS

HUNTING - RECREATION LAKES - TIMBER

SEE KURTZAUCION.COM FOR SOURCE DEED DESCRIPTIONS

Auctioneer's Note: *This Auction provides an excellent opportunity to acquire some of Western Kentucky's most sought after recreational land. The properties being offered are home to some of the best hunting in the area. The views overlooking some of the strip pit lakes are some of the most beautiful I have seen since I have been in the business. If you are looking for your own slice of heaven this is your opportunity. Hope to see you on auction day - Joseph M. Mills*

Terms: 10% buyers premium added to the final bid price to arrive at final purchase price. 10% down day of sale, balance in full within 45 days of the auction. Buyer to receive a special warranty deed. Buyer to pay customary closing costs including any title examination, buyer's attorney fees and deed recording cost. Should the buyer desire to have any survey work or boundary markings, it would be at their sole expense and will not affect the closing date or purchase price. The 2024 property taxes will be prorated. Feel free to inspect the property at your own risk.

Disclaimers: Interior roads through some of the properties sell subject to the rights of others regarding ingress and egress. Depicted property lines and stated acreages are estimated only and are not guaranteed or warranted by the sellers or Kurtz Auction & Realty Co. or their agents. **Minerals:** There are no minerals or mineral rights involved in the sale of this property. Surface rights only will be conveyed.

For more information, see kurtzauction.com or Contact Joseph Mills- Auctioneer

Seller: ERP Environmental Fund, Inc. and
C.E. Martin Heirs, LLC

800-264-1204

kurtzauction.com

Announcements made at auction take precedence over printed material

KURTZ

AUCTION & REALTY®



Tract 1: 118.94+/- Acres

Mostly wooded
Located just south of HWY 70
Strip pit lakes totaling 3+/- acres
PVA parcel number - 039-00-00-001.000



Tract 4: 130+/- Acres

Partially surveyed
Mostly wooded
1,850+/- feet of frontage HWY 70
Strip pit lakes totaling 3+/- acres
PVA parcel number: 011-00-00-003.000

Tract 2: 269+/- Acres

Mostly wooded
6 strip pit lakes totaling 23+/- Acres
4,900+/- feet of frontage on HWY 70
PVA parcel number: 024-00-00-004.000



Tract 5: 20.1+/- Acres

Mostly wooded
Located just south of HWY 70
PVA parcel number: 005-00-00-001.001



Tract 6: 256.5+/- Acres

Mostly wooded
Located south of HWY 70
13+/- acre strip pit lake
Western boundary has 6,500+/- feet of frontage on Pond River
PVA parcel number: 002-00-00-001.000



Tract 3: 271.9+/- Acres

Mostly wooded
Several small strip pit lakes totaling 6+/- acres
4,150+/- feet of frontage on HWY 175
2,450+/- feet of frontage on East Union Cemetery Lane.
PVA parcel number: 025-00-00-001.000

