

KURTZ

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Terms: 10% down at the auction with the balance due on or before May 10th, 2025. Possession with delivery of deed at closing. Farming rights will be granted on day of auction. Taxes for 2025 will be prorated. There is NO BUYERS PREMIUM. Usual and customary closing costs will apply.

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

WEST KENTUCKY LAND

AUCTION

Wednesday, March 26th - 5:00 PM

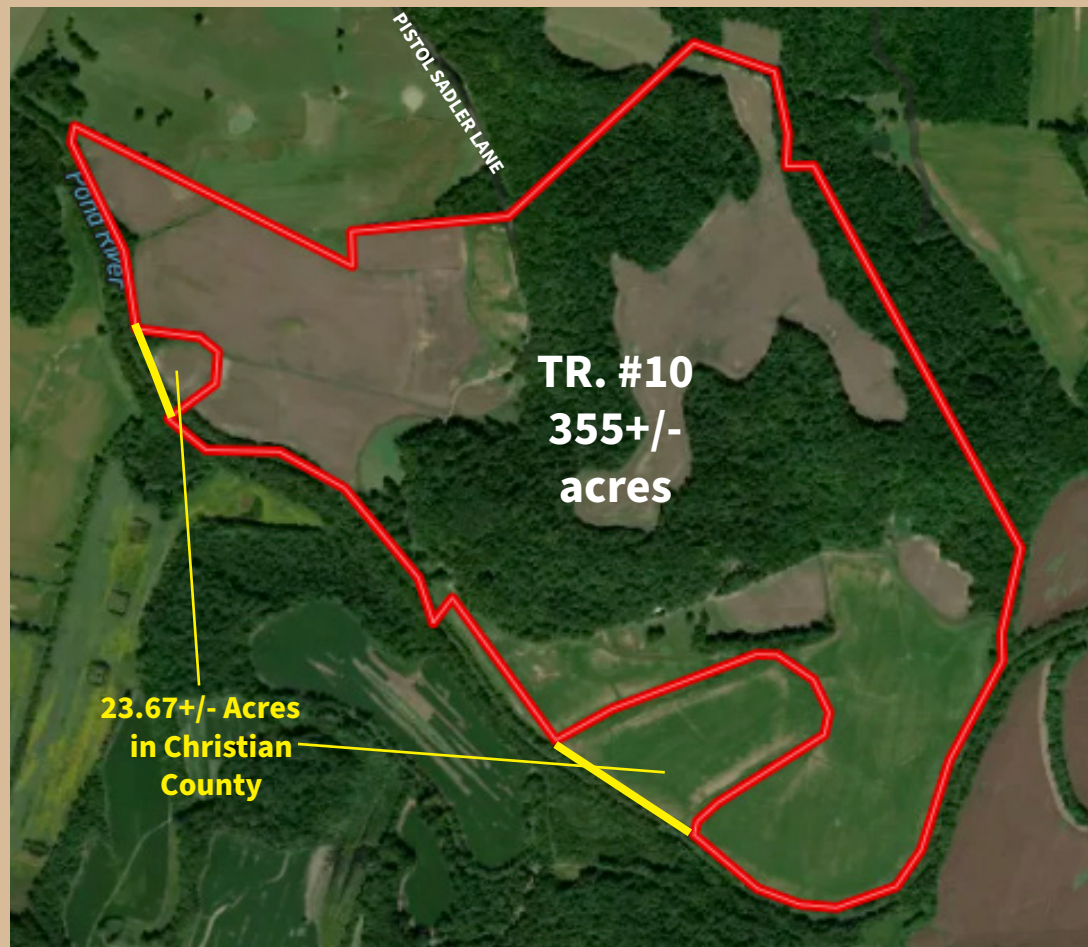
AUCTION SITE- Muhlenberg Agriculture and Convention Center
3705 Ky 1380, Powderly, KY 42367

Wallace and Vicki Slinker are semi-retiring and have authorized Kurtz Auction and Realty to sell the following:

Contact Amy Whistle, CAI Auctioneer or Kelsey Whistle Edge, Apprentice Auctioneer to see the property or for more information.

804 +/- ACRES 10 TRACTS In Muhlenberg County, KY

CROPLAND - TIMBER RECREATIONAL LAND



TR. #10
355+/-
acres

23.67+/- Acres
in Christian
County

DIRECTIONS TO TRACT #10: From Greenville, take Ky. 189 south west 6.1 miles, then south on Ky. 853E. 2.9 miles. Continue straight for 1.1 miles, turn east on Pistol Sadler Lane. Farm is at end of lane with locked gate. WATCH FOR SIGNS!

TRACT #10 - 355+/- acres on Pistol Sadler Lane. This tract has a mix of open crop and pasture land and wooded land. Primary soil types include Newark, Caneyville and Zanesville silt loams and Frondorf-Lenberg Complex. Fronts along Pond River. 23.67+/- acres in Christian County. There is gas well income and 2 ponds.

Owner: Wallace and Vicki Slinker

800-264-1204

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Announcements made at auction take precedence over printed material
2025

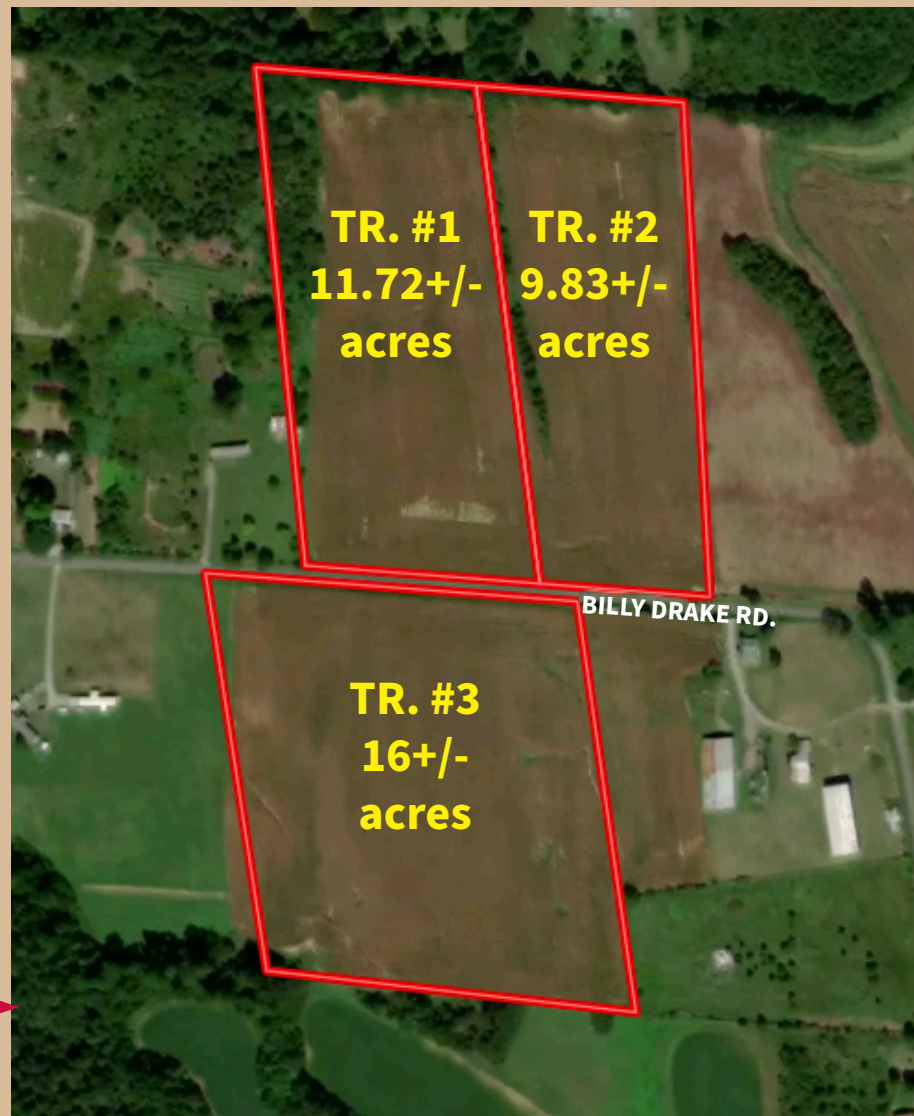
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DIRECTIONS TO TRACT #1, #2 AND #3:
From Hwy. 431 in South Carrollton, turn west to Hwy. 81 toward Bremen. In 3.3 miles then east to Billy Drake Rd. for .06 miles. then continue west to the property. WATCH FOR SIGNS!

TRACT #1 - 11.72+/- acres of mostly flat cropland with 501.2+/-' of road frontage on Billy Drake Road. Primary soil type is Hosmer silt loam.

TRACT #2 - 9.83+/- acres of cropland with 2.363+/-' of road frontage on Billy Drake Road. Primary soil type is Hosmer silt loam.

TRACT #3 - 16+/- acres of cropland with 795+/-' of road frontage on Billy Drake Road. Primary soil type is Hosmer silt loam.



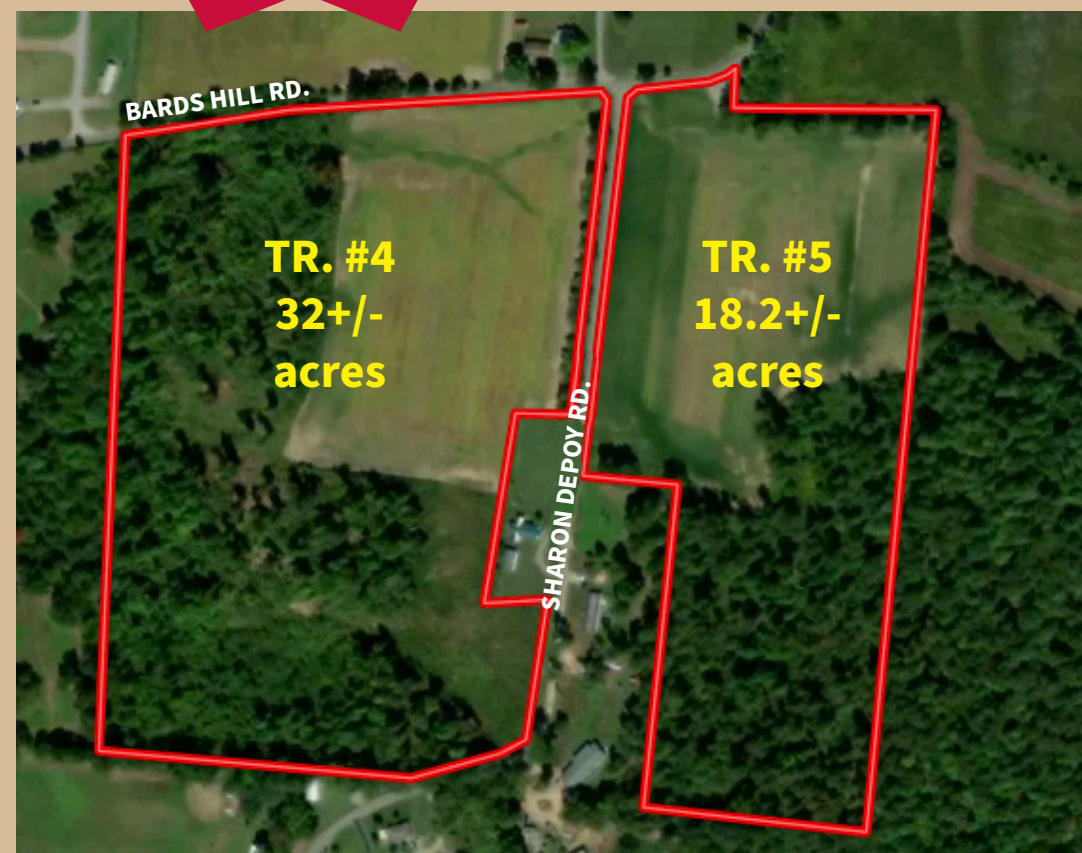
All selling from
Muhlenberg Agriculture
and Convention Center in
Powderly, KY



DIRECTIONS TO TRACTS #6 AND #7: From Ky. 181 South (S. Main Street) in Greenville, south 1.7 miles, then east on Hwy 1163 1.1 mile, then north on Jernigan Chapel Rd. 0.4 miles to property. WATCH FOR SIGNS!

TRACT #6 - Three parcels with a total of 108.65+/- cropland and wooded acres located at County Route 1337. Primary soil types include Sadler and Zanesville silt loams.

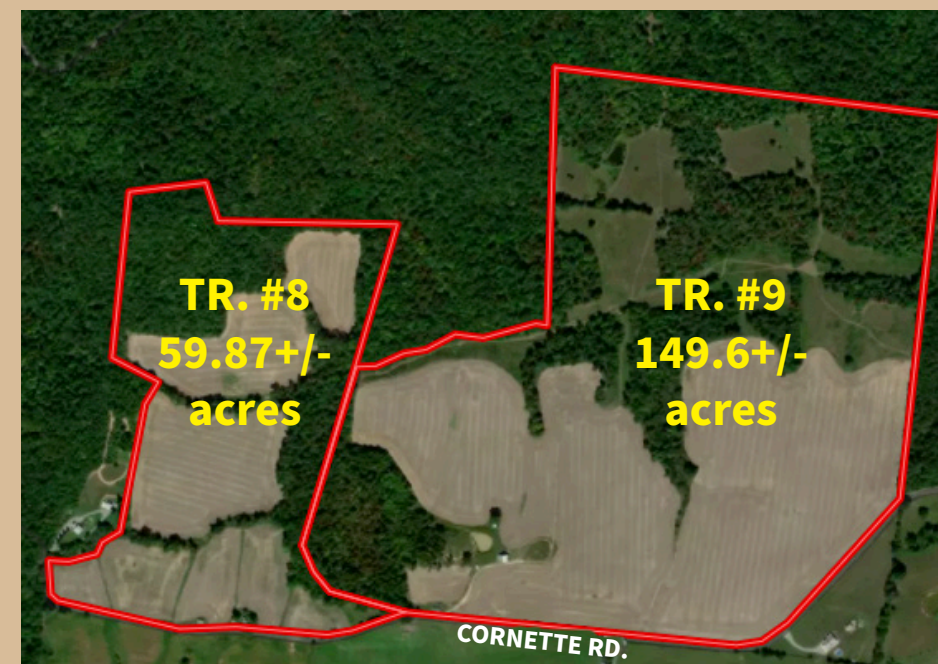
TRACT #7 - 5257 Jernigan Chapel Road. 43.97+/- acres of cropland and woods with 660+/-' frontage along Jernigans Chapel Road. Primary soil types include Belknap, Sadler and Zanesville silt loams. A 40' agricultural easement will be granted along the east side of this tract for added ingress/egress to tract 6.



DIRECTIONS TO TRACTS #4 AND #5: From US 62 West go 3.9 miles to Sharon Depoy Road. WATCH FOR SIGNS!

TRACT #4 - 32+/- acres of cropland and wooded acreage with 951+/-' of frontage along Sharon Depoy Road and 966+/-' along Bards Hill Road.

TRACT #5 - 18+/- acres of cropland and wooded acreage with 769+/-' road frontage along Sharon Depoy Road and 212+/-' of frontage along Bards Hill Road. Primary soil types include Sadler silt loam.



DIRECTIONS TO TRACTS #8 AND #9: From Hwy. 62 in Greenville, turn south on Hwy. 171 (Wier Street) for 5.6 miles, then east on Cornette Rd. 1.4 miles to property. WATCH FOR SIGNS!

TRACT #8 - 3009 Cornette Rd. 59.87+/- acres of cropland and wooded acreage with 2043' road frontage along Cornette Road. Primary soil types include Zanesville and Sadler silt loams. Includes house and barn in poor condition.

TRACT #9 - 149.6+/- acres of cropland, pasture and wooded land with 2895' road frontage along Cornette Road. Primary soil types include Sadler and Zanesville silt loams. Property has barn and 2 sheds.