

ABSOLUTE AUCTION

Wednesday, February 2nd at 4 PM

LOCATION: 7372 Stevens School Road, Whitesville, KY. From the intersection of Crisp Road and Hwy 54 (11 miles east of Owensboro, KY) take Crisp Road 2.2 miles to Oklahoma Lafoon Road. Turn left on Oklahoma Lafoon Road and travel approximately 0.2 miles to Stevens School Road. Turn left on Stevens School Road and go approximately 0.2 miles to the property. Watch for signs!

In order to settle our parents' estate, Kurtz Auction & Realty has been authorized to sell the following regardless of price:

113.77 ACRES

HOME SITES-WOODS-PASTURE-HOME

TRACT 1: Home & 1.053 Acres

- 185.02' of road frontage on Stevens School Rd
- 3 bedroom 2 bath home, approximately 1440' square feet
- Attached garage
- Detached approximately 28' x 40' garage/workshop

TRACT 2: 10.07 Acres

- 382.48' of road frontage on Stevens School Rd
- Rolling pasture with multiple hilltop building sites
- Pond
- Two barns

TRACT 3: 102.65 Acres

- 327.97' of frontage on Stevens School Rd
- Additional access via 50.21' of frontage on Deserter Creek Rd
- Mixture of pasture & woods with trails & a pond
- A portion of this tract is older reclaimed ground



AUCTIONEER'S NOTE: Building sites, ponds, woods, cropland/pasture and barns all in Daviess County. If I had a dollar for every call asking about ground like this I would be a rich man. Don't miss this rare opportunity to own all or a portion of this amazing property. This farm has been loved and nurtured by the Bickett family name since 1966 and is eagerly awaiting its new owner.

TRACTOR, TRUCK, DOZER, IMPLEMENTS, MISC: JD 2030 w/loader, 4600 hrs; Case 350 dozer, 887 hrs; 1994 GMC S15, 202,718 miles; Harley Davidson gas golf cart; Loadstar 1600 dump truck; Kawasaki Bayou 300 ATV; Oliver wheel disc; hay spear (3); cultivator; 3ph post hole digger; pond scoop; harrow; grader blade; cattle chute; mineral feeder; GB5000 generator; wood stove and more!

FOR MORE INFORMATION & DRONE FLYOVER VISIT KURTZAUCTION.COM OR CONTACT CLAY TAYLOR OR JIM KNOTT, AUCTIONEERS.

REAL ESTATE TERMS: 10% down at the auction with the balance due by March 18th, 2022. Possession with delivery of deed at closing. 2022 property taxes will be prorated.

PERSONAL PROPERTY TERMS: full payment due at the auction by cash, check, VISA or MasterCard.

OWNER: Heirs of Anselm Bickett

800-264-1204

kurtzauction.com

Announcements made at auction take precedence over printed material

KURTZ
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