

# ABSOLUTE AUCTION

## Thursday, July 27th at 5:30 PM

**LOCATION:** 9700 Hwy 431, Utica, KY. Located on the corner of Hwy 431 and Morgan Lane. From the intersection of the Owensboro By-Pass and Frederica Street, take Frederica Street, Hwy 431, south 7 miles to the property. **Watch for signs!**

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

# 79.143 ACRES 3 TRACTS

## TILLABLE ACREAGE-BUILDING SITES

### Tract 1

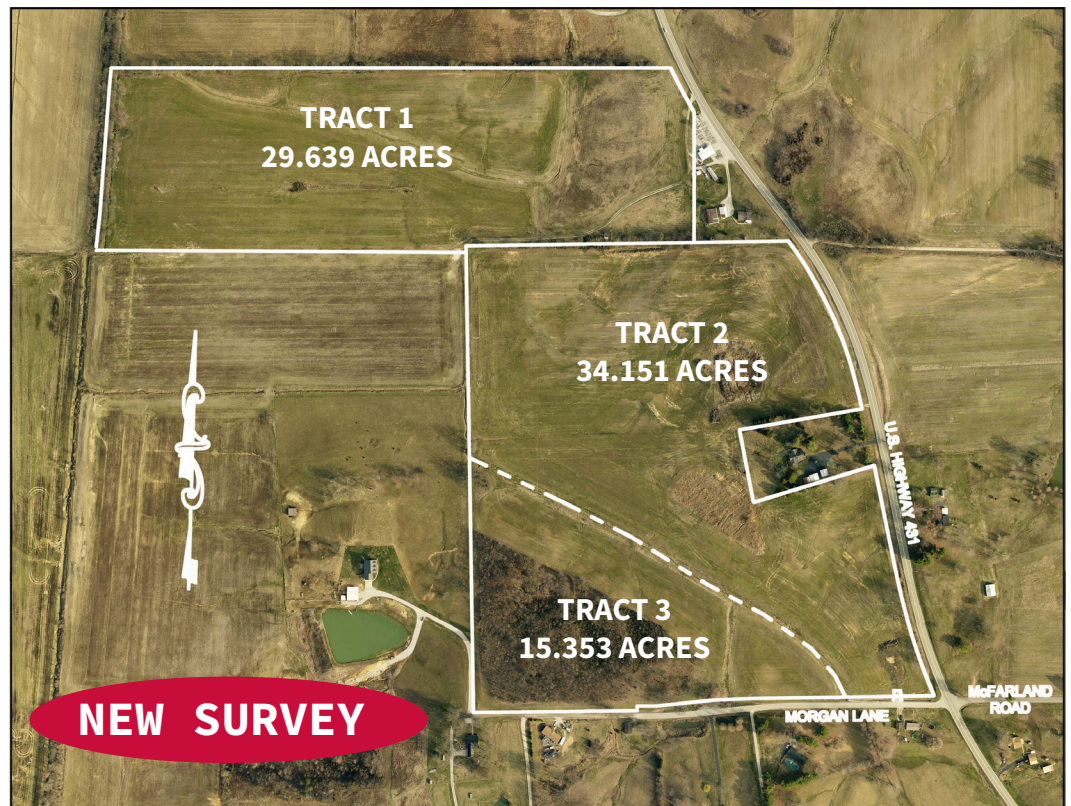
- 29.639 acres
- Mostly tillable acreage
- Zoned A-R Rural Agriculture and B-4 General Business
- 174.79' of frontage of Hwy 431
- Soil types include Belknap, Bonnie & Husmor silt loams

### Tract 2

- 34.151 acres
- Mostly tillable acreage
- Zoned A-R Rural Agriculture
- 985.79' of frontage on Hwy 431 and 309.54' on Morgan Ln
- Soil types include Hosmer, WellStar & Sharon silt loams

### Tract 3

- 15.353 acres
- Mixture of woods and tillable acreage
- Building sites
- Zoned A-R Rural Agriculture
- 1299' of frontage on Morgan Ln



**Terms:** 10% down at the auction with the balance due by Sept. 11th, 2023. Possession with delivery of deed at closing, subject to farming rights. Purchaser to receive 2023 landlords portion of crop production. 2023 property taxes will be paid by the purchaser.

Inspect the property anytime at your own risk while respecting current crop production.

For more information and for drone flyover visit [www.kurtzauction.com](http://www.kurtzauction.com) or call Clay Taylor, auctioneer.

**OWNERS:** Charles Delacey Estate Farms

**800-264-1204**

**kurtzauction.com**

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Announcements made at auction take precedence over printed material