

ABSOLUTE

Ohio Co. Kentucky

AUCTION

Thursday, April 10th - 10 AM

DIRECTIONS: From the intersection of HWY 69 and HWY 85 in Centertown KY, take HWY 85 northwest 2 1/4 miles, then Carter Ferry Rd. .8 mile to Mine Rd., then Mine Rd. to properties. See plat for exact locations. Watch for signs.

AUCTION SITE: The entire auction will take place at the Ohio County Community Center.
130 East Washington St., Hartford, KY 42347

ERP Environmental Fund, Inc. in conjunction with West Virginia Circuit Court Civil Action No. 20-C-282 has authorized Kurtz Auction Realty to sell the following regardless of price:

220+/- ACRES 3 TRACTS

**HUNTING- RECREATION
LAKES - TIMBER**

Tract 1: 54.71 Acres

- Frontage on Mine Road
- Some marketable timber
- Hunting and recreational land
- Strip pit lakes

Tract 2: 91.08 Acres

- Frontage on Mine Road
- Some marketable timber
- Hunting and recreational land
- Strip pit lakes

Tract 3: 75.19 Acres

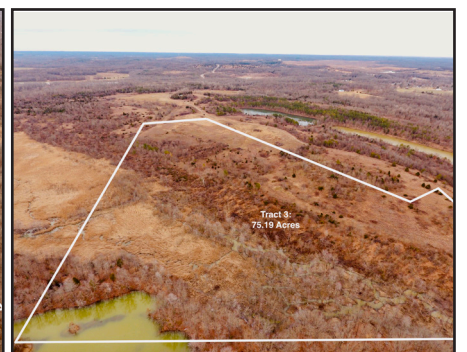
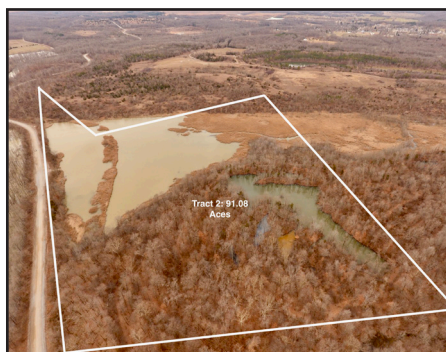
- Access by easement off Carter Ferry Road
- Some marketable timber
- Hunting and recreational land
- Strip pit lakes

Terms: 10% buyers premium added to the final bid price to arrive at final purchase price. 10% down at the auction; balance in full on or before May 2, 2025 or after May 27, 2025, not to extend past June 1, 2025. 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. The property taxes will be prorated. Feel free to inspect the property at your own risk.

Minerals: There are no minerals or mineral rights involved in the sale of this property. Surface rights only will be conveyed.

Seller: ERP Environmental Fund, Inc.

800-264-1204
kurtzauction.com



FOR MORE INFORMATION AND FOR DRONE VIDEO, GO TO KURTZAUCTION.COM OR CONTACT JOSEPH MILLS, AUCTIONEER, 270-903-9641.

KURTZ

AUCTION & REALTY®