

**HANCOCK CO.
TRUST FARM**

AUCTION

Tuesday, April 13th at 10 AM

Location: 2631 River Road, Hawesville, KY. From the intersection of HWY 231 and HWY 60 take HWY 60 east towards Hawesville for 12 miles to junction 3092 (Big Rivers Rd.) take 3092 North 2 miles to HWY 334 (River Rd.) then east 1.6 miles on River Rd. to property.

In order to liquidate this trust property. Kurtz Auction & Realty Co. has been authorized to sell the following to the highest bidder with **no minimum bid**.

333.95 Acres - 4 Tracts **Cropland, Home & Buildings**

- Flat rowcrop farmland with ample blacktop road frontages.
- The entire property was recently surveyed.
- The farm is not rented for the 2021 crop year – planting rights granted day of sale!
- Located 3 miles west of Hawesville & 5 miles east of Lewisport
- The property has been in the Gillette family for many years.
- Minerals: The seller is making no mineral reservations and will convey whatever mineral rights they may own.
- Located at the south east corner of HWY 271 and HWY 334 (River Rd.)
- The predominate soil types are Ashton, Elk, Otwood, Wheeling and Newark Silt Loam soils.
- **Tract #1 - 106.98 acres** with 67.27± acres of cropland and 705 ft of HWY 271 frontage.



- **Tract #2 - 93.602 acres** with 67.8± acres of cropland and 2,300 ft. on HWY 271 and 1,295 ft. on River Rd.
- **Tract #3 - 122.368 acres** with 55.92± acres of cropland and a total of 1,780 ft. on River Rd. This tract has an older wood barn.
- **Tract #4 - 11 acres with 1 ½ story home & buildings**

The home contains 3,000 ± sq. ft. of living area, wood siding and metal roof with concrete drive, carport and brick patio • Tile entry, eat-in-kitchen, large rustic great room open to 2nd level with hardwood floors and exposed wood ceiling, upstairs master suite. • The interior of the home has not been damaged by past flooding. • 50 X 100 metal roof and sided barn w/ attached office, reception area and restroom plus or 24 X 50 metal roof and sided storage building. • This tract has an earthen levy encompassing approx. 4 ½ acres.



For more info, pictures, drone video & survey map go to kurtzauction.com or call Joseph Mills (270) 903-9641 or Joe Mills (270) 929-5020

Terms: 10% down at the auction; balance due in 45 days. Possession with deed. Partial possession granted day of sale for planting purposes on tracts, 1, 2 & 3. Title will be conveyed by a Special Warranty Trustees deed. 2021 estimated property tax will be paid by the buyers based on a sale price percentage basis and collected at closing. **Attendees are expected to maintain social distancing and abide by all the other directives issued by the Governor regarding Covid-19.**

Owners: Hettie J. Gillette Irrevocable Trust
John H. Gillette, Trustee

800-264-1204
kurtzauction.com

Announcements made at auction take precedence over printed material.

KURTZ
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