

Directions: From Morganfield, KY drive southeast on HWY 56 for about a mile. The property will be on your left. Watch for our signs!!!

Auction Site: Auction to be conducted on-site

Terms and Conditions:

Terms for Real Estate: The purchaser shall pay 10% of the purchase price as a down payment at the auction site at the conclusion of bidding. The balance is due with delivery of the deed on or before December 9th, 2021.

Mineral Rights: All mineral rights owned by the Sellers will be conveyed with the Real Estate.

Deed: Seller shall provide a General Warranty Deed.

Evidence of Title: The Buyer will be responsible for any fees associated with the owner's title insurance policy if one is desired. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title and similar related matters. All tracts are sold "AS IS".

Real Estate Taxes: The property taxes shall be prorated to the date of closing.

Closing: Closing shall occur on or before December 9th, 2021.

Possession: Possession shall be granted with deed at closing.

Acreage: All tract acreages and proposed boundaries have been based off of surveys legal descriptions, aerial maps and other documents. Each parcel will be surveyed by the Seller prior to closing.

Disclaimer: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. THE PROPERTY IS SOLD "AS IS, WHERE IS". No warranty of representation, either expressed or implied, or arising by the operation of law concerning the Property is made by the Seller and the Auctioneers and are hereby expressly disclaimed. In no event shall the Seller or Auctioneer/Broker be liable for any consequential damages. The information contained herein is believed to be accurate but subject to verification by all parties relying on it. Seller and Auctioneers assume no liability for its accuracy, errors and omissions. All boundary lines and dimensions are approximate. Seller and Auctioneer reserve the right to preclude any person from the bidding if there is any question, in the sole judgment of the Seller and Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the property, credentials, fitness, etc. All decisions of the Auctioneer are final.

There is **NO BUYERS PREMIUM**. Normal and customary closing costs will apply.

For more information, maps and photos of the property go to www.kurtzauction.com. or contact John Kurtz or Jason Blue at 812-452-3191.

Contact John Kurtz or
Jason Blue
812-452-3191
1227 Lincoln Ave.,
Evansville, Indiana

812-452-3191
kurtzauction.com

KURTZ
AUCTION & REALTY.

ABSOLUTE AUCTION

Thursday, October 21st, 10AM
MORGANFIELD, KY

31 ACRE HORSE FARM

BEAUTIFUL 6,000 SQ. FT. HOME



Seller: Kevin and Amy Gumz

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A truly exceptional equestrian property with a beautiful 6,000 square foot home. Situated on 31 acres of Kentucky Bluegrass with gently rolling pasture and white fencing. This is truly a gorgeous property and a great opportunity.

Tract 1 **HOME TRACT** This tract features a beautiful 6,000 sq ft 5 bedroom – 4 bath house with a picturesque inground pool with pool house that sits on 2 acres. The impressive great room features floor to ceiling stonework with a wood burning stove. It has a newly remodeled master bath with an extra-large soaker tub. An extraordinary hand-carved mantle from Europe is the centerpiece of the large entertaining area on the 2nd floor that overlooks the pool. This room also has a second kitchen as well as a separate entrance.



Tract 3 is another building site that is just under an acre. It has frontage along HWY 56. It also has vinyl white fencing and is currently in pasture. City water and electric are available.

Tract 4 is a 1.8+/- acre building site located along HWY 56. It has vinyl white fencing and is currently in pasture. City water and electric are available.



Tract 2 is a beautiful 1.1+/- acre building site located along HWY 56. It has vinyl white fencing and is currently in pasture. City water and electric are available.

Tract 5 is another 2+/- acre building site that is located along HWY 56. It is a pie-shaped lot with vinyl white fencing that is currently in pasture. City water and electric are available.



Tract 6 is 6.2 +/- acres containing the Barn/Office Complex that has over 20,480 sq ft under roof. Included in the Barn Complex is spacious 10,000 square foot indoor riding facility. The office/lab portion of the barn has 3 offices as well as a large central office with a full bathroom. This building also contains a breeding lab, breeding room and foaling center. It contains over 2,000 square ft of premium horse stalls, tack rooms, another bathroom and tons of storage space. The 2nd floor of the barn has a 2BR/1 BA apartment with a separate entrance. Additionally, this tract has a 2,400 sq ft 5-bay workshop and storage barn. The backside offers several acres of fenced-in pasture. Access to this tract will be off of HWY 56 with an easement along the road between Tracts 3 & 4.

Tract 7 is the largest tract containing 17 acres of mostly fenced in pasture. This tract has 2 large pole barn buildings on it. The first is a 10,440 sq ft pole barn with concrete floors and 4 10'x10' overhead doors. The walls and ceilings are corrugated metal and are fully insulated. This barn has a nice apartment with 2 BR's and a full bath. The barn has another bathroom and washer/dryer hook-ups. The 2nd pole barn is 5,400 sq feet with 3 large 16'x16' sliding doors for storing equipment. Access to this tract will be off of HWY 56 with an easement along the lane along the south side of Tract 5.



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OPEN HOUSE DATES:

Sunday, October 3rd • 1-3 PM

Monday, October 11th • 4-6 PM

Monday, October 18th • 4-6 PM