

AUCTION

**HICKMAN COUNTY, KY
CROPLAND & CATTLE OPERATION**

803+/-

ACRES OF FARMLAND SELLING IN 6 TRACTS

650 TILLABLE ACRES

- 650 +/- Acres Tillable
- Background Feeding Operation
- 200+/- Acres Irrigated
- Good Productive Row Crop Soils
- 2BR - 1 BA Home/Barns/Sheds
- Ample Road Frontage

November 6

WEDNESDAY

5:00

PM

**Auction Site: Auction to be conducted at the Hickman County Cooperative
Extension located at 329 James H. Phillips Drive in Clinton, KY.**

kurtz

AUCTION & REALTY

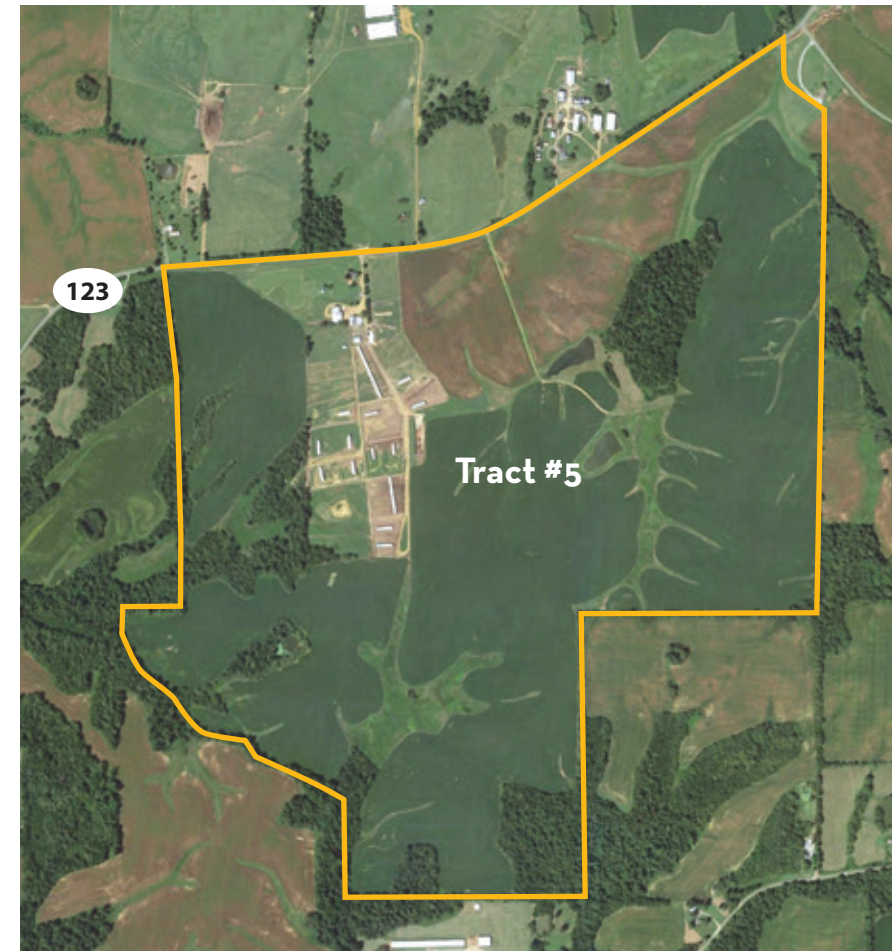
www.kurtzauction.com

Announcements made day of sale take precedence over printed matter.



TRACT #1

210.9 +/- acre tract containing approximately 200 tillable acres. This tract is irrigated. The predominate soil types are Loring and Calloway Silt Loams. This Tract is located 6.8 miles east of Clinton on KY-Hwy 123 and has approximately 2,550' of road frontage.



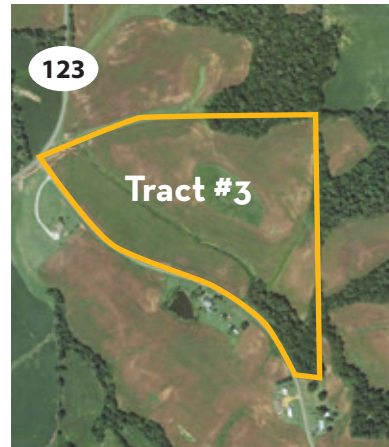
TRACT #5

429.8 +/- acre tract containing approximately 310 +/- tillable acres. The predominant soil type is Loring Silt Loam. This tract also has a large background feeding operation along with ponds, barns, sheds and a 2BR-1BA farmhouse. This property is located 3.4 miles east of Clinton on KY-Hwy 123 and has approximately 4,700' of road frontage.



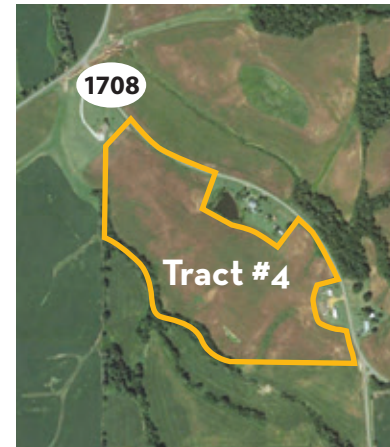
TRACT #2

60 +/- acre tract with approximately 40 tillable acres. The predominant soil type is Loring Silt Loam. This tract is located just 4.3 miles east of Clinton on KY-Hwy 123 and has approximately 1,650' of frontage.



TRACT #3

49.3 +/- acre tract with approximately 37 tillable acres. The predominant soil type is Loring Silt Loam. This tract has approximately 130' of frontage on KY-Hwy 123 and 2,450' along KY-Hwy 1708.



TRACT #4

36 +/- acre tract located between tracts 3 and 5 on KY-Hwy 1708. This tract is mostly tillable acreage. The predominant soil type is Loring Silt Loam. From Clinton take KY-Hwy 123 4 miles to KY-Hwy 1708 and take a right. Drive a few hundred feet and the property is on your right.



TRACT #6

17.5 +/- acres that is nearly all tillable. The predominant soil type is Loring Silt Loam. This property has approximately 600' of frontage along Nichols Rd. From Clinton take KY-Hwy 123 east 7.8 miles then north on KY-Hwy 307 1/2 mile then east on Nichols Rd 3/4 mile to the property.



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1227 Lincoln Ave.,
Evansville, Indiana
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Permit #563

Terms and Conditions:

Terms: 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 6th, 2019.

Mineral Rights: All mineral rights owned by the Seller, if any, are included with the surface rights.

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 paid by the Seller through the Fall 2019 tax bill. All taxes due and payable after the date of closing are the responsibility of the buyer.

Closing: Closing shall occur on or before December 6th, 2019 at a location designated by the Seller.

Possession: Possession and farming rights shall be granted to the successful bidder(s) at closing.

Acreage: All tract acreages and proposed boundaries are approximate and have been based off of legal descriptions, PVA records, aerial maps and other documents.

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 express 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.

Seller: Tarver Feedlot, LLC & Phillip N and Barbara Tarver

Auction Site: Auction to be conducted at the Hickman County Cooperative Extension located at 329 James H. Phillips Drive in Clinton, KY.

For more information, maps and photos of the property go to

www.kurtzauction.com.

or contact Jason Blue at 812-452-3191.

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