

Kurtz Auction & Realty Co.
305 Frederica Street
Owensboro, KY 42301

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PERMIT #563

HATLEY HOME PLACE, FARM-
LAND AND FARM MACHINERY
WEBSTER COUNTY - KENTUCKY
273.5 ACRES IN 11 TRACTS

Farm Machinery -Tools - Primitives



Case IH MX110 tractor w/ Bush Hog M646 loader; Bush Hog 2615 Legend hydraulic fold mower; Panorama 11 wheel hay rake; Case IH 245 Turfchamp tractor (541 hrs); Case IH auto 8465 round baler; New Idea 5409 disc mower; Bush Hog 720 6' finish mower; Kawasaki Mule 3010 4x4 (188 hrs) John Deere 110 disc; Allis Chalmers no till planter (4 row); Massey Ferguson 11T 3pt. chisel plow; Bush Hog 4' 3pt. tiller; quick hitch; category 2; Rhino 900 7' grater blade; 16' tandem trailer; antique railroad cart; tripod hay needle and others; Lincoln hydraulic greaser; Ariens front tine tiller; Craftsman 5hp 22" weed trimmer; Devilbliss 5hp 20 gal air compressor; Homelite 2500 watt generator; Lincoln 225 welder; Salamander heater; Herd seeder; Craftsman 42" lawn sweeper; misc. hand tools; Craftsman roll around; primitive plows; horse hames; crocks; vintage enamel top table; Dazey churn; and more.

Terms and Conditions:

Terms: Real estate: 10% down at the auction, balance by December 31st, 2018. Possession with Trustees deed. The farmland is currently leased for 2018. Seller to convey any and all mineral rights they may own. 2018 taxes to be paid by seller. Hunting rights will be granted the day of auction.

Personal Property: Terms: Balance due in full at the auction by cash, check, Visa, or Mastercard.

Railroad Right of Way: The Hatley Trust has received a deed to this right of way providing legal access to several tracts that adjoin it and will convey those rights to the buyer.

Inspection: Feel free to inspect the property at your own risk. Open House is Thursday, November 15th from 3:30-5:30 and by appointment.

Contact Amy Whistle, CAI
for more information

800-264-1204
kurtzauction.com

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LOUISE HATLEY TRUST AUCTION BILL AND LOUISE HATLEY HOMEPLACE

Thurs., Nov. 29th, 10 AM

HATLEY HOME PLACE, FARMLAND AND FARM MACHINERY WEBSTER COUNTY - KENTUCKY 273.5 ACRES IN 11 TRACTS

Location: On HWY 109 between Clay and Providence, KY.

From Dixon, take HWY 132 northwest 7.6 miles then HWY 109 south 3.2 miles, then southwest on Bob Hatley Road. Watch for signs.

To benefit the Bill and Louise Hatley Endowed Scholarship with the Murray State University Foundation, the Louise Hatley Trust, through First United Bank and Trust Co./Trustee has, authorized Kurtz Auction and Realty to sell the following regardless of price.

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NO BUYERS PREMIUM. Seller: Louise Hatley Trust, First United Bank and Trust Co./ Trustee.
Announcements made day of sale take precedence over printed material

- Good Productive Row Crop Soils
- Hunting and marketable timber
- Tracts Range from 2.77 to 68.6 Acres
- Farm house with Modern Updates

- Brick Home with Shop Building, Implement Shed and Lake
- Excellent Road Frontage
- New Survey
- Recent Forestry Report

Tract #1 – 185 Bob Hatley Road- This tract consist 2.77 acres of vinyl fenced land featuring a brick home with three bedrooms, kitchen, dining area, living room, one bath, attached garage, central heat and air, and replacement windows. This tract also has a Farmstead slant wall building, an implement shed, a small utility building and a stocked lake.

Tract #2 – 229 Bob Hatley Road- This tract consist of 1.14 acres and is the original Hatley Homeplace. The beautiful , two-story home has been completely updated while keeping that original farmhouse feel. Features include: Main level- Eat in kitchen with island, dining room, full bath, formal living room, family room with fireplace, office/flex room. Second floor-Two bedrooms, flex room, half bath. Other features include original hardwood floors, beedboard ceiling, and woodwork through out the house, metal roof, replacement windows, central heat and air, Generac 17 KW generator, attached two car garage w/breezeway, canning room, storm cellar, and is partially fenced with vinyl fencing. This tract sells subject to an easement for the benefit of Tract #1 for the use of the asphalt driveway.

Tract #3 – 24.99 acres +/- with 389' frontage on Bob Hatley Road, 685' on KY Hwy 109, and 894' of on KY Hwy. 143. This tract consist of highly productive tillable acres. The primary soil types are Hosmer, Zanesville, and Belknap silt loams.

Tract #4 – 27.34 acres +/- with 1,201'+/- frontage on Bob Hatley Road, 1,048'+/- on KY. Hwy 143 and 1,028'+/- on Ky. Hwy 1672. This tract consist of highly productive tillable acres, a small pond, and a barn that is in good condition. The primary soil types are Hosmer, Zanesville, and Belknap silt loams.

Tract #5 – 3.69 acres +/- with 384'+/- frontage on KY Hwy. 143 and 515'+/- frontage on Ky. Hwy 1672. Primary soil type is Hosmer silt loam.

Tract #6 – 24.87 acres +/- with 61'+/- frontage on KY Hwy 143 and 705'+/- frontage on KY Hwy 1672. This tract is gently rolling and consist of highly productive tillable acres/pasture land with a small pond, hay barn and implement shed. Primary soil types are Hosmer and Zanesville silt loams.

Tract #7 – 47.89 acres +/- with 1,123'+/- frontage on KY Hwy 1672. This tract consist of gently rolling highly productive tillable acres with a small pond. Primary soil types are Hosmer and Zanesville silt loams.

Tract #8 – 51.20 acres +/- with 2,393' +/- frontage on KY Hwy 1672. This tract consist of gently rolling highly productive tillable land. Primary soil types are Hosmer and Zanesville silt loams.

Tract #9 – 68.60 acres +/- with 51'+/- footage along KY Hwy. 1672. This tract consist of rolling wooded and pasture land. Primary soil type is Welston silt loam. This tract offers excellent hunting and approximately 35 acres of marketable timber as reflected in recent timber cruise.

Tract #10 - 14.84 acres +/- with 1031'+/- frontage on KY Hwy 1672. This tract consist of gently rolling tillable acres. Primary soil types are Hosmer and Welston silt loams.

Tract #11- 6.58 acres +/- with 883'+/- frontage on KY Hwy 1672. This tract consist of gently rolling tillable acres. Primary soil types are Hosmer and Welston silt loams.



“This farm has been in the Hatley family for nearly a century. This is your opportunity to own high-end cropland, markable timber, or the original Hatley Homeplace. Make plans to be with us and be a part of the Bill & Louise Hatley Legacy.”
- Amy Whistle, CAI