

ABSOLUTE AUCTION

Tuesday, November 24th at 4:00 PM

Location: 3552 Halls Creek Road, Olaton, KY. From the intersection of I-165 (Natcher Pkwy) and Hwy 69, just northeast of Hartford, take Hwy 69 northeast 1.8 miles then east on Hwy 1164/Cedar Grove Rd 4.9 miles then south on to Halls Creek Road then go 3.8 miles to the property. Watch for signs!

Since I have moved and am no longer in need of this property, I have authorized Kurtz Auction and Realty to sell the following regardless of price:

55.232 Acres - 2 Tracts Mature Timber - Home - Barn

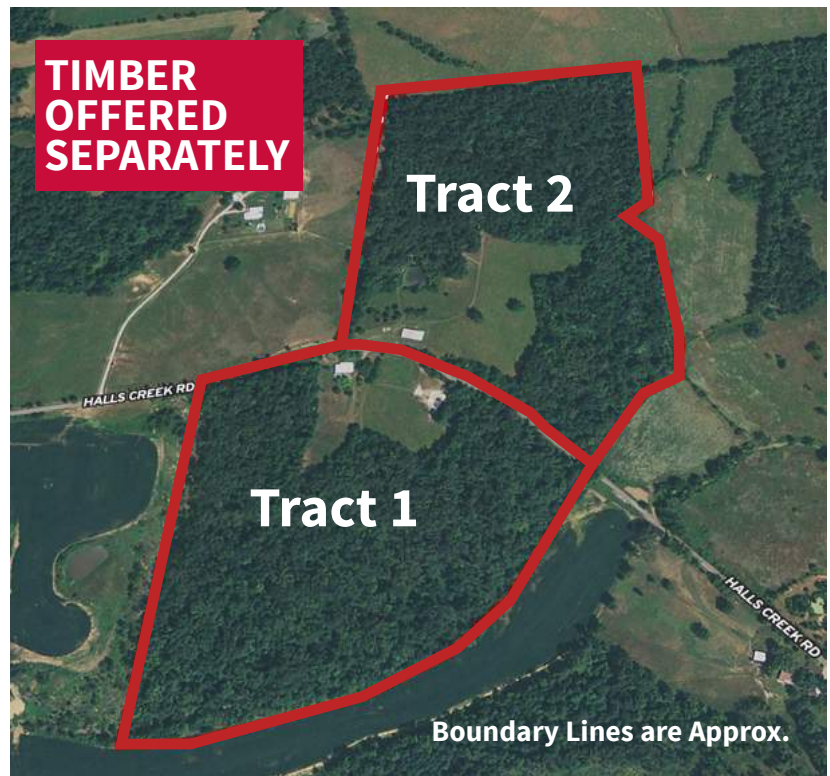
TRACT 1- 25.814 Acres

- 1385' of frontage on Halls Creek Road
- Barn with lean-to
- Pond
- Wooded ground with approximately 5 acres previously used as pasture
- Existing fencing

TRACT 2 - 29.418 Acres

- 936' of frontage on Halls Creek Road
- 2 bedroom brick home in need of repair
- Tool shed
- Wooded ground with approximately 3 acres previously used as pasture
- Existing fencing

Auctioneer's Note: Don't miss this rare opportunity to own a piece of ground with established timber to include white oak and many other species. With a little touch, this property can be easily transformed into a beautiful home site or hunting retreat. Given its size, the buyer has the ability to own that dream property with an abundance of wildlife and tranquility without breaking the bank.
- Clay Taylor, Auctioneer



Recent Survey

For more information go to kurtzauction.com or contact Clay Taylor, Auctioneer.

Terms: Real Estate: 10% down at the auction with the balance due by January 4, 2021. Possession with delivery of deed. Hunting rights granted the day of sale. Property taxes will be paid by seller for 2020. Seller conveys all minerals they own, if any. Buyers have at least 10 days prior to auction for lead based paint and other inspections. **Timber:** 10% down the day of the sale with the balance due with cutting rights within 30 days. Timber agreement describes timelines and parameters of timber harvest. Attendees are expected to maintain social distancing and abide by all the other directives issues by the Governor regarding Covid-19.

Owner: Barbara Hodges

800-264-1204
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