

KURTZ
AUCTION & REALTY.

305 Frederica Street
Owensboro, KY 42301

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PERMIT #563

AUCTION

Homestead Farm

AUCTIONEERS NOTE: Loads of opportunity here! Each tract offers something for everyone. If you are considering homesteading, looking for hunting land or that large custom built home with plenty of room for family with barns for livestock and more, then you need to mark your calendar and have your finances in order. - Amy Whistle, CAI & Rob McDearman, Auctioneers



283.297 Acres in 4 Tracts (Recent Survey)
Cropland - Hunting Land - Marketable Timber
Large Home w/Barn & Meat Packing House

Between Hardinsburg & Leitchfield

Friday, July 10th, 10:00 AM CDT

Location: 695 J & D Lane, Leitchfield, KY 42754. From the intersection of HWY 79 and HWY 259 just east of Rough River Lake, take HWY 259 southeast 4 miles then north on J & D Lane. Watch for signs!

Since we have relocated, we have authorized Kurtz Auction & Realty to sell the following regardless of price:

Inspection: Kurtz representatives will be available to show the property on June 30th from 9:00 AM - 12:30 PM & July 6th from 12:00PM-4:00 PM

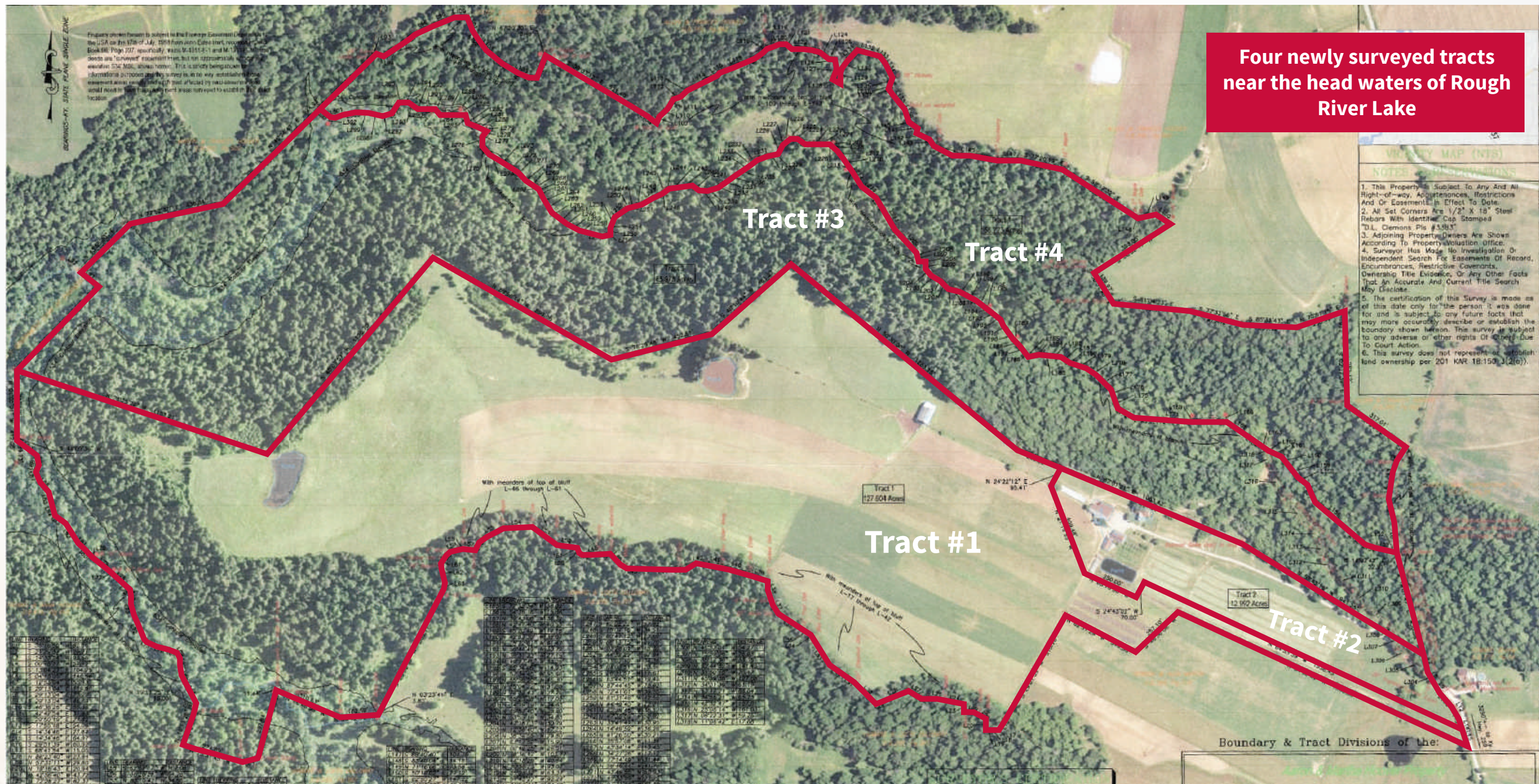
Owner: Aaron & Martha Hoover
More details & photos at
kurtzauction.com
Amy Whistle, CAI (270) 316-7425 &
Rob McDearman, (502) 475-2645
App. Auctioneer

800-264-1204
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Four newly surveyed tracts near the head waters of Rough River Lake

TRACT 1-127.604 acres with approx. 90+/- acres of cropland and remainder in timber. Primary soil types are Gilpin and Sadler silt loams. This tract includes a barn, two ponds and meanders along creekside and bluffs near Rough River.

TRACT 2-12.992 acres featuring pasture land with lake, two story Amish custom built 6 bedroom home (built in 2010) with cedar siding, large family kitchen, w/open living space, walk in shower, basement and plenty of storage (3,072 sq.ft of living space per PVA), 70' x 60' stock barn with loft and attached implement shed. 40' X 52' shop building with three bay garage, attached packing house with cooling room w/ThermoKing refrigeration unit, 122' x 24' implement shed, and private water system w/wind powered pump.

TRACT 3-85.978 acres of mostly wooded land with marketable timber, caves, bluffs, and creeks.

TRACT 4-56.723 acres of mostly wooded land with creeks, springs and marketable timber, caves & bluffs. Plus ATV trails.

All tracts offer lots of seclusion and are served by a deeded easement along a gravel road.

Terms: 10% down at the auction; balance by August 24th, 2020. Full possession, (buildings & timberland) with deed. Farming and hunting rights will be granted on day of auction. 2020 property taxes will be paid by the buyer and collected at closing. **The auction will be held onsite in accordance with the Covid-19 guidelines & restrictions set forth by the Governor. In an effort to encourage social distancing & to accommodate those seeking to stay home, the auction will also be available via absentee and/or phone bidding. Please visit kurtzauction.com or contact the auctioneers prior to the auction for any updates. No buyer's premium.** Announcements made at auction take precedence over printed material.

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