

KURTZ

AUCTION & REALTY

305 Frederica St. • Owensboro, KY 42301

kurtzauction.com

PRESORT STD
U.S. POSTAGE PAID
OWENSBORO, KY
42301
PERMIT #563

ABSOLUTE

Ohio Co. Kentucky

AUCTION

Wednesday, Aug. 30th at 10 AM

DIRECTIONS: From the intersection of HWY 69 and HWY 85 in Centertown KY, take HWY 85 northwest 2 1/4 miles, then Ashby Rd east 1 3/4 miles to the property. Watch for signs. 10 miles west of Hartford. 14 miles northwest of Beaver Dam

AUCTION SITE: The entire auction will take place at the Ohio County Community Center. 130 East Washington St. Hartford, Ky 42347

ERP Environmental Funds Inc. in conjunction with West Virginia Circuit Court Civil Action No. 20-C-282 has authorized Kurtz Auction Realty to sell the following:

385.74 ACRES

5 TRACTS

HUNTING - RECREATION LAKES - TIMBER

Seller: ERP Environmental Fund Inc.

800-264-1204

kurtzauction.com

Announcements made at auction take precedence over printed material

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Auctioneer's Note: This auction provides an excellent opportunity to acquire some of Western Kentucky's most sought after recreational land. The properties being offered are home to some of the best hunting in the area. The views overlooking some of the strip pit lakes are some of the most beautiful I have seen since I have been in the business. If you are looking for your own slice of heaven this is your opportunity. Hope to see you auction day - Joseph M. Mills

AUCTION SITE: The entire auction will take place at the Ohio County Community Center. 130 East Washington St. Hartford, Ky 42347

Terms: 10% buyers premium added to the final bid price to arrive at final purchase price. 10% down at the auction, balance in full within 45 days of the auction. Buyer to receive a special warranty deed. Buyer to pay customary closing cost including any title examination, buyer's attorney fees and deed recording cost. The 2023 property taxes will be prorated. Feel free to inspect the property at your own risks.

Disclaimers: Interior roads through some of the properties sell subject to the rights of others regarding ingress and egress.

Minerals: There are no minerals or mineral rights involved in the sale of this property. Surface rights only will be conveyed.

10% BUYERS PREMIUM

For more information, see kurtzauction.com or Contact Joseph Mills-App. Auctioneer



Tract 1: 102.70 Acres

247.76 feet of frontage on Ashby Rd
2 strip pit lakes
Some marketable timber
Hunting and recreational land
New survey



Tract 2: 101.26 Acres

1,247.64 of frontage on Ashby Rd.
Strip pit lake
Some marketable timber
Hunting and recreational land
New survey



Tract 3: 70.55 Acres

1,939.12 feet of frontage on Ashby Rd.
Large strip pit lake
Some marketable timber
Hunting and recreational land
New survey



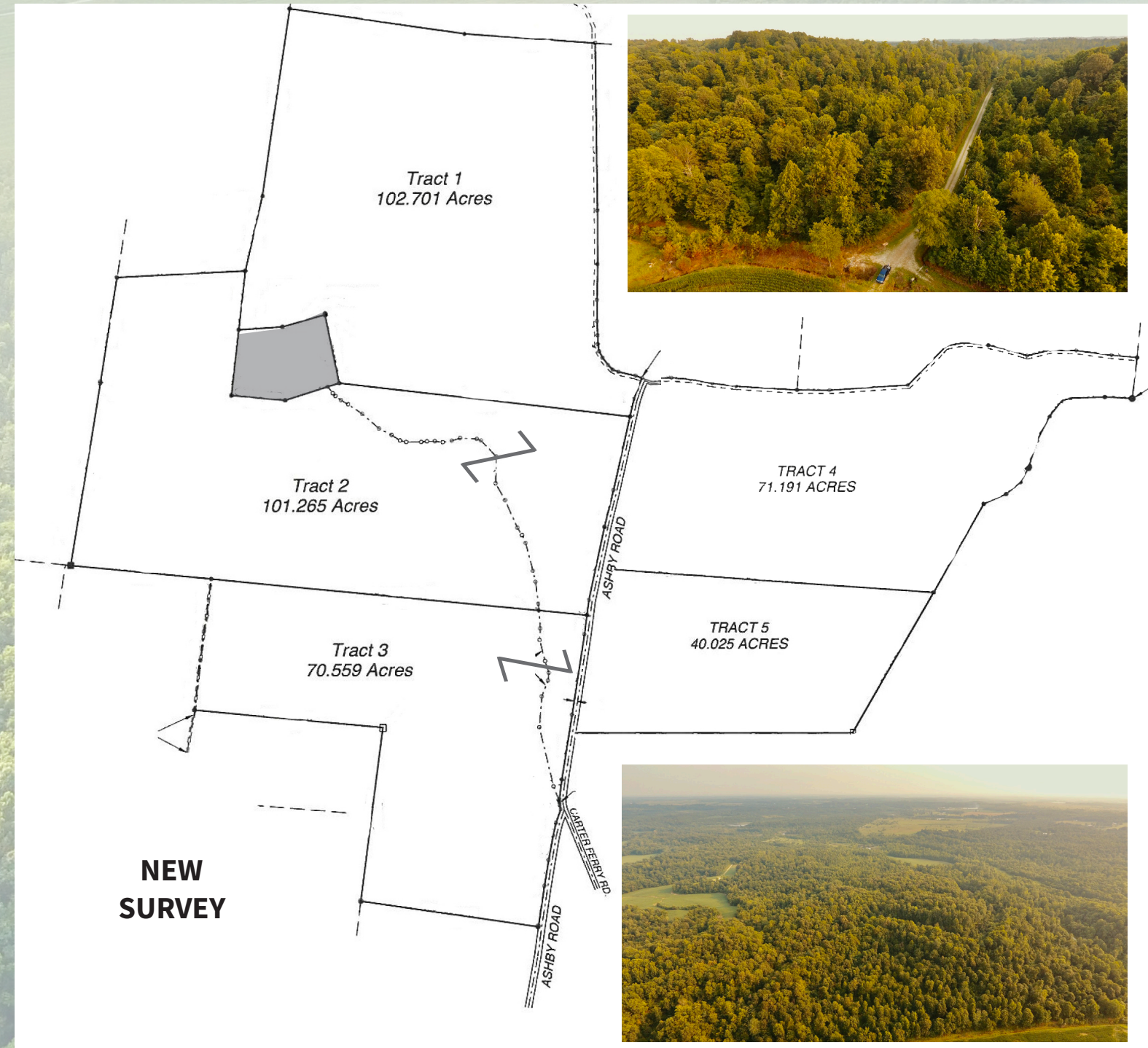
Tract 4: 71.19 Acres

660.27 feet of frontage on Ashby Rd.
Small strip pit lake
Some marketable timber
Hunting and recreational land
New survey



Tract 5: 40.02 Acres

516.22 feet go frontage on Ashby Rd.
Small strip pit lake
Some marketable timber
Hunting and recreational land
New survey



Depicted property lines are estimated on individual tract drawings defer to survey for exact boundary lines. 10% BUYERS PREMIUM.