

# Kurtz

AUCTION & REALTY

305 Frederica St. • Owensboro, KY 42301

kurtzauction.com

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42301  
PERMIT #563

# AUCTION

## Tuesday, July 11th at 10 AM

**Directions:** from the intersection of HWY 144 and HWY 951 in Knottsville take HWY 951 north for one and a quarter mile to Indian Hill Rd, turn east and go three quarters of a mile to tracts 1-4. Continue on Indian Hill Rd for 1.85 miles for tracts 5-8. **Watch for signs.**

**Auction site:** the entire auction will take place on tract 2 (10850 Indian Hill Rd. Knottsville, KY)

In order to dissolve our martial partnership we have authorized Kurtz Auction & Realty to sell the following **regardless of price:**

# 127.9 ACRES IN 8 TRACTS EAST DAVIESS CO., KY

## HOMESTEAD, POULTRY HOUSES FARMLAND BUILDING SITES, WOODED LAND

**Sellers:** Gail Lanham and Patrick Lanham  
C/O Hon. Carol Boling and Hon. Candy Yarbray

**800-264-1204**

**kurtzauction.com**

Announcements made at auction take precedence over printed material

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**PERSONAL PROPERTY:** 1972 John Deere 4240 tractor does not run; Ford 8700 does not run; ATV's none run, Lewis Poultry Housekeeper Cake-out machine; Kubota M7080 tractor 2,600 hrs. Does run. McCormick Farmalll Cub tractor does not run; 1984 John Deere 310B does not run; 1984 Mac dump truck does not run; 1984 John Deere 555 dozer does not run; 6 ft bush-hog.

For more information, see [kurtzauction.com](http://kurtzauction.com) or Contact Joseph Mills- Auctioneer



### Tract 1:

#### 16.97 acres

Three 40'x500' poultry houses currently in tier one condition. Will need updates and repairs to be brought up to tier three condition.

- Houses previously contracted with Perdue.
- 42'X72' metal building with electric and concrete floors.
- 415 ft. of road frontage
- 2 ponds
- Potential building sites



Three poultry houses on tract 1

### Tract 2:

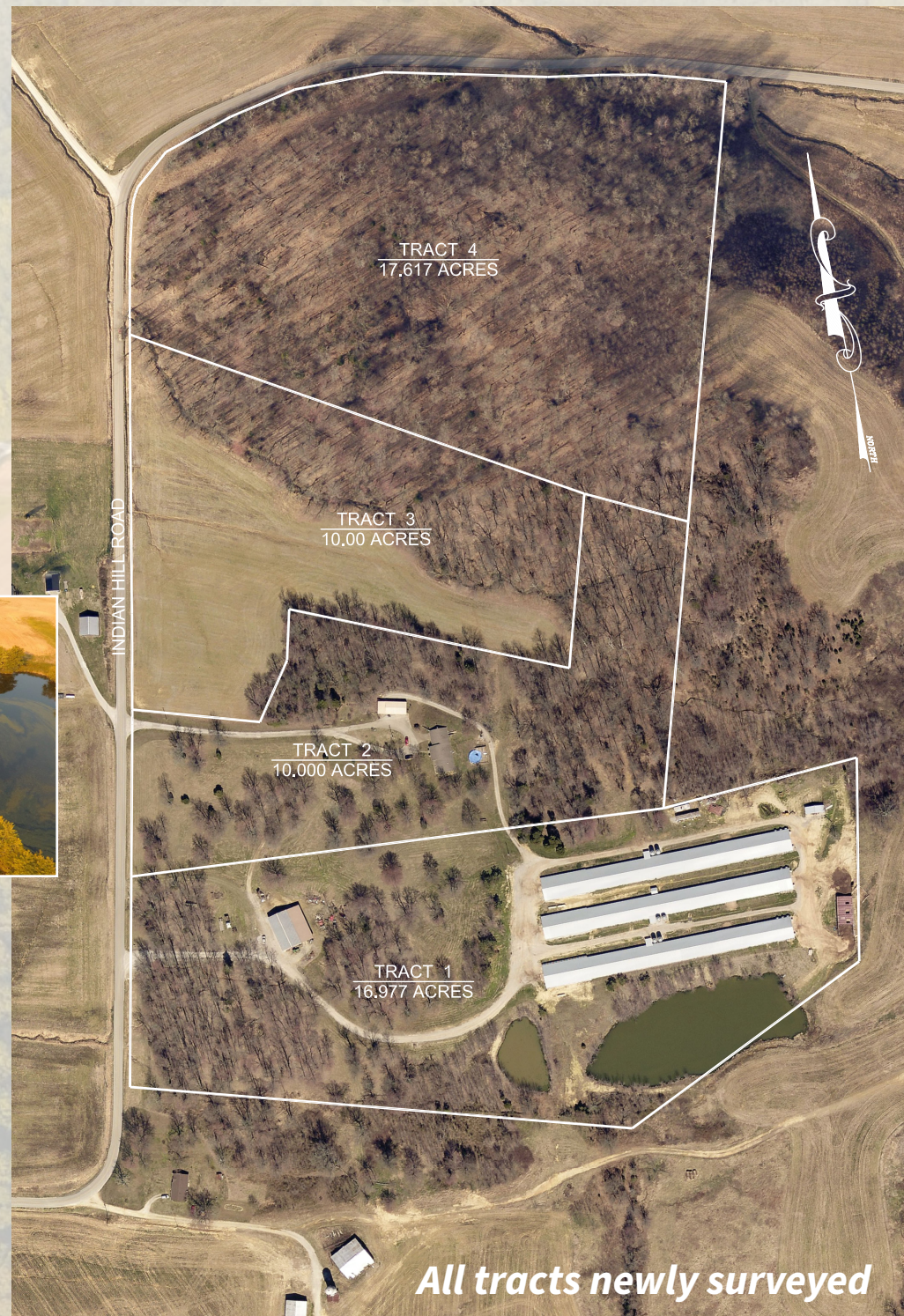
#### 10 acres

2,176 sq. ft. 3 bedroom 2 bath home. Attached two car garage, granite countertops in kitchen.

- Detached 40'x42' metal building
- Some marketable timber
- 330 feet of road frontage



House on Tract 2



### Tract 5:

#### 20.62 acres

7+/- acres of Sharon silt loam cropland

- Building sites
- Some marketable timber
- 103 feet of road frontage

### Tract 6:

#### 30.21 acres

9 1/2 +/- acres of Sharon and Hosmer silt loam cropland

- Some marketable timber
- Building sites
- 535 feet of road frontage
- Hunting and recreation

### Tract 7:

#### 3.56 acres

- Building sites and woods
- 370 feet of road frontage

### Tract 8:

#### 18.94 acres

- Building sites
- Some marketable timber
- Hunting and recreation
- 355 feet of road frontage

### Tract 3:

#### 10 acres

5+/- acres of predominantly Sharon and Hosmer silt loam cropland

- 739 feet of road frontage
- Some marketable timber
- Building sites

### Tract 4:

#### 17.61 acres

- Wooded land
- Some marketable timber
- Building sites
- 1,517 ft. of road frontage
- Hunting and recreation

**OPEN HOUSE**

**July 3rd**

**12 pm - 2 pm**

or call for private showing  
Joseph Mills

270-903-9641

**Terms: 10% down at the auction, balance due by August 25th, 2023. Personal property paid in full at the auction by cash, check, Visa or MasterCard. (3.5% convenience fee added for credit card purchases)**

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