

KURTZ

AUCTION & REALTY.

305 Frederica St. • Owensboro, KY 42301

kurtzauction.com

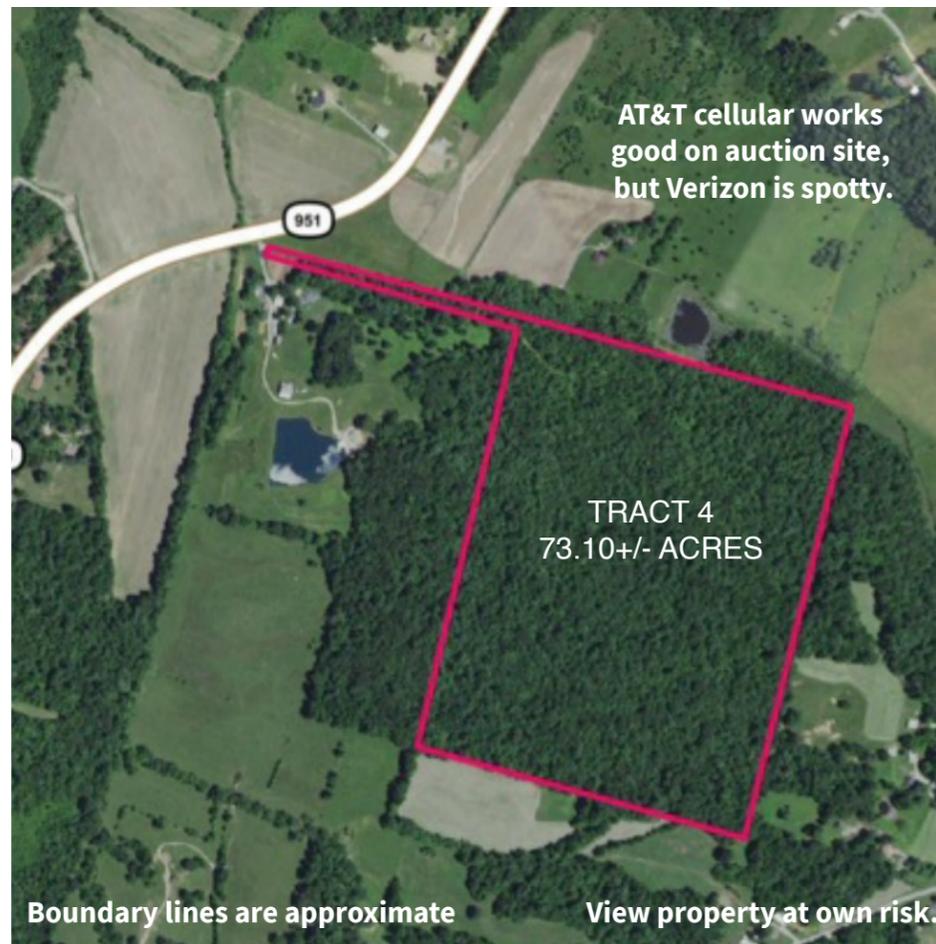
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U.S. POSTAGE PAID
OWENSBORO, KY
42301
PERMIT #563

**Tuesday, December
13th at 5 PM**

AUCTION SITE- Saint Lawrence Catholic Church Parish Hall (6119 St. Lawrence Rd) from the city of Knottsville take HWY 144 east 2 miles to Saint Lawrence Rd. Then north for a quarter of a mile to property.

Auctioneer note: This is an excellent opportunity to own prime east Daviess County land. This land offering has something to offer every real estate buyer and maybe your only opportunity to own these desirable tracts ever, so come one come all as they all sell ABSOLUTE!

Terms: 10% down at the auction, balance due by January 26 days but not before January 3rd, 2023. Taxes paid by seller for 2022. Possession with deed.



AUCTION

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In order to dissolve an LLC (previously Estate of James & Loretta Higdon) Kurtz Auction & Realty has been authorized to sell the following **regardless of price:**

253.5 Acres in 9 Tracts Prime East Daviess County

FARMLAND BUILDING SITES WOODED LAND

Seller: Pup Creek Farms LLC

800-264-1204

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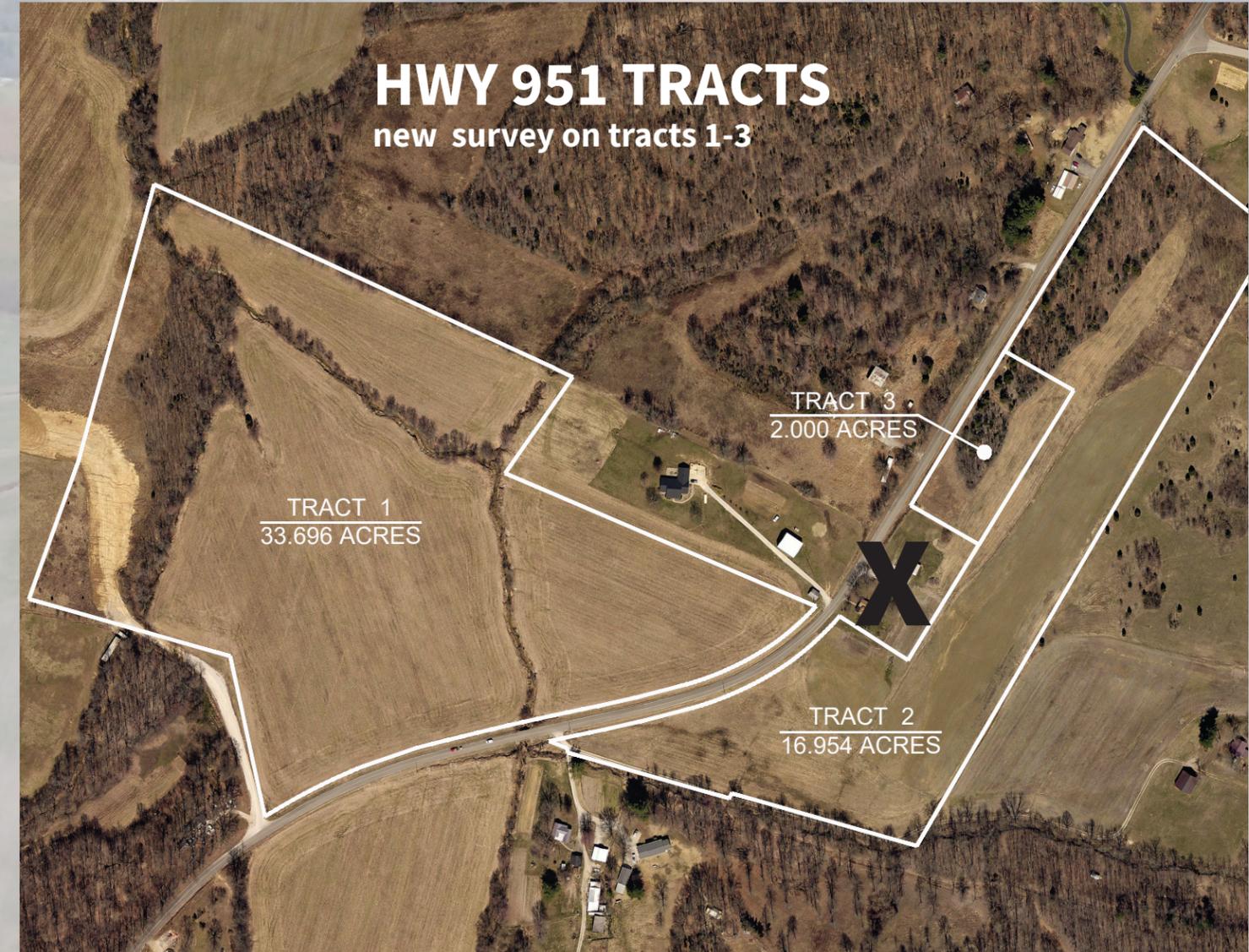
Announcements made at auction take precedence over printed material

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Directions to Indian Hill Rd Properties: 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 then a half a mile east to properties. **Watch for signs.**

Directions to HWY 951 Properties: From the same Intersection as above take 951 north 3/4 of a mile to properties. **Watch for signs**



Tract 1.

- 2 Acre building site
- 312 ft of frontage
- Some timber.
- 315 ft of frontage

Tract 2

- 47.60 Acres
- Predominate soil type is Belknap with some Hosmer silt loams
- Building sites
- 1,475 ft of frontage

Tract 3.

- 25.21 Acres
- Predominate soil type is Belknap with some Hosmer silt loams
- Building sites
- 476 ft of frontage

Tract 4.

- 42.53 Acres
- Predominate soil type is Belknap with some Hosmer silt loams

- Building sites
- 491 ft of frontage

Tract 5.

- 10.39 Acres
- Predominate soil types are Belknap and Hosmer silt loams
- Excellent building site
- 764 ft of frontage

Tract 1.

- 33.69 Acres
- Predominate soil type is Belknap silt loam for crop land
- 3+/- acres of woods
- Building sites
- 1,476 ft of frontage

Tract 2.

- 16.95 Acres
- Predominate soil types are Swanwick oil Loam and Udorthents
- Building sites
- 3.5 +/- of wooded land
- 1,427 ft of frontage

Tract 3.

- 2 acres
- Building site
- 446 ft of frontage

Tract 4.

- 73.10 +/- acres
- No recent survey
- Mature timber
- Many trails
- Excellent hunting
- Platted shared access easement
- Lake site

Aerial view on back of brochure

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