

ABSOLUTE AUCTION

Wednesday, Feb. 19th at 10 AM

LOCATION: 1016 Sugar Grove Road, Whitesville, KY. From the intersection of Hwy 1414 and Hwy 54, 5 miles east of Whitesville, take Hwy 1414 south 1.8 miles to Sugar Grove Road. The property will be 1 mile on your right. **Watch for signs**

In order to liquidate our out of state assets, Kurtz Auction and Realty has been authorized to sell the following **regardless of price:**

132.3 +/- ACRES – 3 TRACTS

*BOUNDARY LINE APPROXIMATE

Tract 1 – 25+/- deeded acres

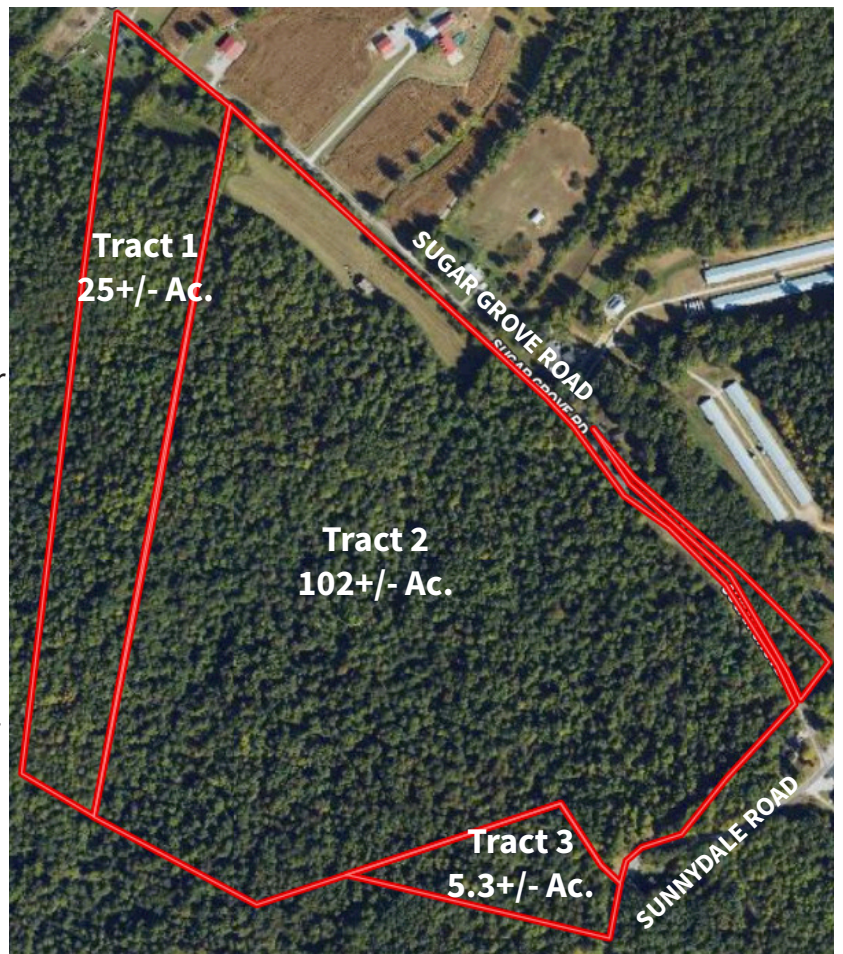
- Approximately 515' of frontage on Sugar Grove Road
- Primarily wooded ground with some open ground
- Previous home site

Tract 2 – 102 +/- deeded acres

- Approximately 2,915' of frontage on Sugar Grove Road
- 4-acre pasture field
- Two barns and an older home
- Established trails
- Multiple building sites
- Prime wildlife and recreational opportunity
- Includes a small parcel of ground north of Sugar Grove Road

Tract 3 – 5.3 +/- deeded acres

- Frontage on Sunnydale Road
- Primarily wooded ground
- Building site



REAL ESTATE TERMS: 10% down at the auction with the balance due by April 4, 2025. Possession with delivery of deed at closing. 2025 property taxes will be prorated. Inspect the property anytime, at your own risk! Seller to convey all mineral rights they own, if any.



**For more information and for drone flyover
visit www.kurtzauction.com or call Clay Taylor, auctioneer.**

OWNER: D & N McPherson Trust

800-264-1204
kurtzauction.com

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Announcements made at auction take precedence over printed material
2025