

ABSOLUTE AUCTION

Tuesday, May 7th at 5:30 PM

LOCATION: : 2831 Russel Road, Utica, KY. From exit 16 of the Wendell H Ford Expressway (Owensboro By-Pass) take Hwy 231/New Hartford Road sout 11.3 miles to Russell Road. Go west on Russell Road for less than 2 miles and the property will be on your right. **Watch for signs**



Since I am no longer in need of this property, Kurtz Auction and Realty has been authorized to sell the following **regardless of price:**

17.77 ACRES

- Gently rolling wooded ground
- Multiple building sites
- Approximate 1-acre pond
- Approximately 825' of frontage on Russell Road
- Water and electricity available on property

Auctioneer's Note: This tract provides enough size for the seclusion or recreation you desire, without breaking the bank. Located in southern Daviess County, opportunities such as these are few and far between. Make sure to mark your calendars.

Terms: 10% down at the auction with the balance due by June 7, 2024. 2024 property taxes will be prorated. Inspect anytime at your own risk!

**FOR MORE INFORMATION VISIT
WWW.KURTZAUCION.COM OR CALL CLAY TAYLOR, AUCTIONEER.**

OWNER: Connie Morgan

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kurtzauction.com



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