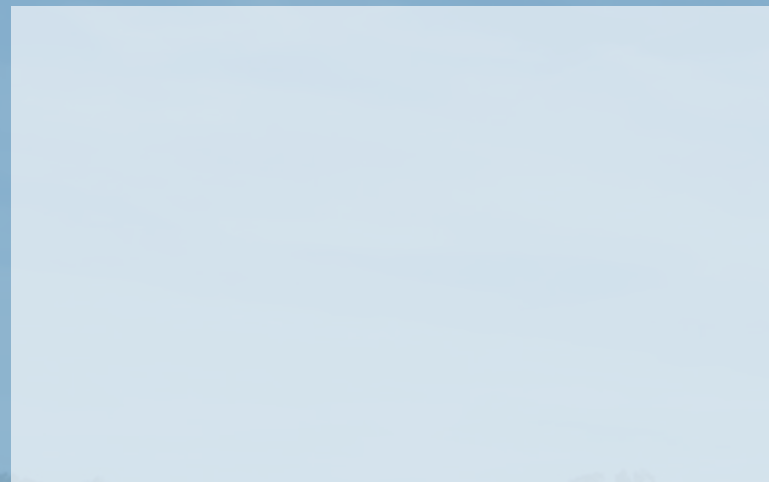


Kurtz Auction & Realty Co.  
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PERMIT #563

**Absolute Auction**  
**Prime Union Co. KY Farmland**  
**Seven Tracks**  
**Selling Mon. Nov 26th Noon**



**Disclaimer:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. THE PROPERTY IS SOLD "AS IS, WHERE IS". No warranty of representation, either express or implied, or arising by the operation of law concerning the Property is made by the Seller and the Auctioneers and are hereby expressly disclaimed. In no event shall the Seller or Auctioneer/Broker be liable for any consequential damages. The information contained herein is believed to be accurate but subject to verification by all parties relying on it. Seller and Auctioneers assume no liability for its accuracy, errors and omissions. All boundary lines and dimensions are approximate. Seller and Auctioneer reserve the right to preclude any person from the bidding if there is any question, in the sole judgment of the Seller and Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the property, credentials, fitness, etc. All decisions of the Auctioneer are final.

There is **NO BUYERS PREMIUM**. Normal and customary closing costs will apply.

**Terms and Conditions:**

**Terms:** 10% down payment at the conclusion of bidding. The balance is due with delivery of the deed on or before December 28th, 2018.

**Mineral Rights:** No mineral rights are included in this sale.

**Deed:** Seller shall provide a General Warranty Deed.

**Evidence of Title:** The Buyer will be responsible for any fees associated with the owner's title insurance polict if one is desired. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title and similar related matters.

**Real Estate Taxes:** Paid by the Seller through the Fall of 2018 tax bill and by the buyer Jan 1, 2019 and thereafter.

**Closing:** Closing shall occur on or before December 28th, 2018 at a location designated by the Seller.

**Possession:** Immediate farming rights shall be granted at the conclusion of the sale.

**Acreage:** All tract acreages and proposed boundaries are approximate and have been based off of legal descriptions, aerial maps, and other documents.

**Seller:** Pride Farms  
**Auction Site:** Auction to be conducted at  
Union County Fair Expo Center

For additional information,  
contact Jason Blue Auctioneer

**812-452-3191**  
**800-264-1204**  
**kurtzauction.com**

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AUCTION & REALTY.

# Prime Union County, KY Cropland

## Monday, November 26th, Noon



### Absolute Auction

#### 661 ± Acres of Farmland

#### 4 Bedroom, 1.5 Bath House on 5 AC

- 520 ± Tillable acres
- Good productive row crop soils
- Approx. 90 AC of pasture
- Selling in 7 tracts
- Farmstead with a barn
- Ample Road Frontage



**SEE INSIDE  
FOR MAPS, DETAILS  
& TERMS**

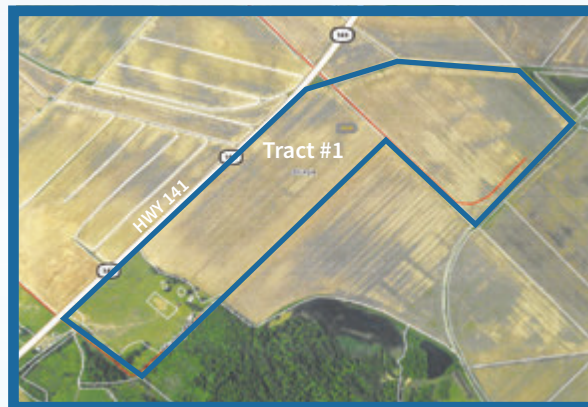
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# Good Productive Union County Farmland



**Tract 1:** 159± acre tract containing approximately 128 tillable acres between Pride and Sullivan KY. The predominate soil type Karnak Silty Clay, Henshaw Silt Loam and Uniontown Silt Loam. The property has 28± acres of fenced pasture and a livestock pond. It also has 3 acres with a small shed and 5 grain bins. This tract has approximately 4,600' of frontage on KY 141 and 1,050' of frontage on Hurley Rd.



**Tract 2:** 63± acre tract northeast of Sullivan just north of HWY 141. Almost all tillable with the predominant soil types being Karnak Silt Loam, Karnak Silty Clay and Wakeland Silt Loam. It has approximately 1,400' of frontage on Globe Rd.



**Tract 3:** 104± acre tract with 40± tillable acres with the predominant soil type being Wakeland Silt Loam. This tract also has approximately 62 acres of fenced pasture and 2 livestock ponds. It has 1,700± of frontage on KY 141 and 2,250' along Globe Rd.



**Tract 4:** 109.7± acre tract containing approximately 98 tillable acres. The predominant soil types are Patton Silt Loam and Uniontown Silt Loam. This tract is located just southeast of the Sturgis Airport on Poplar Ridge Road. It has approximately 2,300' of frontage.



**Tract 5:** 108± acre tract located just west of Sturgis and containing 90.42± tillable acres. The predominant soil types are Uniontown Silt Loam and Wakeland Silt Loam. It has approximately 1,000' of frontage on the north side of HWY 109, 1,010' of frontage along Waller Omer Rd. and 8th Street terminates into the property from the East.



**Tract 6:** 112.9± acres containing 100.5 tillable acres just west of Sturgis. The predominant soil types are Karnak Silty Clay and Henshaw Silt Loam. This property has approximately 2,800' of frontage along W Old Providence Rd (HWY 923) and 525' of frontage along Kelsey St.



**Tract 7:** A charming 4 bedroom 1-1/2 bath, 2 story farmhouse with a 2-car garage and a barn on 5 acres with mature trees on HWY 141 between Pride and Sullivan. Please check out [kurtzauction.com](http://kurtzauction.com) for more information and open house dates.



**Auction Site:** Auction to be conducted at Union County Fair Expo Center - 1225 Pryor Blvd., Sturgis, KY

**Seller:** Pride Farms

For additional information, contact Jason Blue (812-452-3191) or John Kurtz (800-264-1204) Auctioneers, or go to [kurtzauction.com](http://kurtzauction.com)

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