

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

# AUCTION

## Tuesday, November 1st, 5PM CDT

Located on Smallhous Ln. near Centertown, KY on the Green River in Ohio County, KY. Nestled in between farmland and the Green River, these timbered and tillable tracts offer some of the best hunting in the area.

**Directions to the Property:**

From Hartford, KY take KY-Hwy. 69 west 11.6 miles through Centertown to Smallhous Ln. Turn west onto Smallhous Ln. and drive less than a mile to the property. **Watch for our signs!!!** (Please note that if you are putting this into GPS, make sure to enter Smallhous, KY and NOT Smallhous Rd. or it will direct you to Bowling Green).

**Auction Site: Senior Center - 2320 Hwy 69 North, Hartford, KY 42437**

**AUCTION**  
**295+/- ACRES**  
**OHIO COUNTY, KY**  
**SELLING IN 4 TRACTS**

**Auction Site: Senior Center - 2320 Hwy 69 North, Hartford, KY 42437**

# 295+/- ACRES

## OHIO COUNTY, KY

### SELLING IN 4 TRACTS

- Excellent Hunting
- 23+/- Tillable Acres
- Ample Road Frontage
- Timber
- Selling in 4 Tracts (60 to 91 Acres)
- 3/4 Mile of Green River Frontage

\*\*\*Immediate Hunting Rights granted with signed Purchase Agreement and Waiver\*\*\*

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**PEABODY LAND**

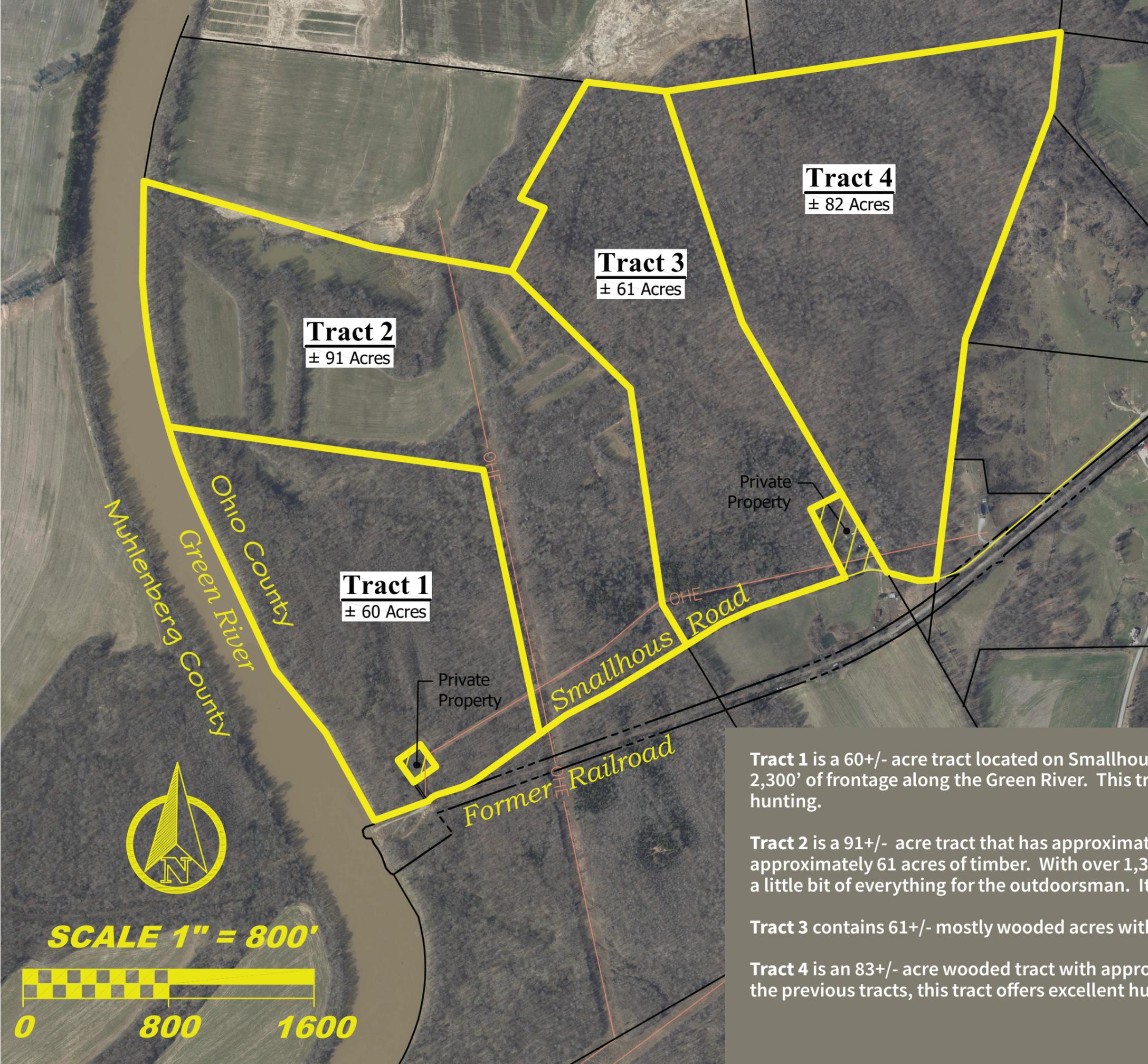
**peabodyland.com**

**Kurtz**

AUCTION & REALTY.

**812-452-3191**

Announcements made at auction take precedence over printed material



**Terms and Conditions:**

**Terms:** 10% down day of auction. The balance is due with delivery of the deed on or before January 13, 2023.

**Evidence of Title:** The Buyer will be responsible for any fees associated with the owner's title insurance policy if one is desired. Seller agrees to provide merchantable title provided by Thacker, Hodskins & Knight, subject to matters of record, general conditions of title and similar related matters. All tracts are sold "AS IS".

**Real Estate Taxes:** Property taxes shall be prorated to the date of closing.

**Closing:** Closing shall occur on or before January 13, 2023 at Thacker, Hodskins & Knight, L.L.P. 209 W. Fourth Street in Owensboro, KY.

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

**Hunting Rights:** Hunting Rights will be granted immediately to the winning bidder(s) upon a signed Purchase Agreement, signed waiver and deposit from the sale.

**Possession:** Possession shall be granted to the successful bidder at closing.

**Farming Rights:** Seller shall receive all income from farming for the 2022 crop year. Farming rights shall be granted to the buyer after 2022 Crop Removal or January 13, 2023, whichever comes first.

**Acreage:** All tract acreages and proposed boundaries are based off a new survey performed by Morley and Associates.

**Tract 1** is a 60+/- acre tract located on Smallhouse Ln. It has approximately 760' of Rd. frontage and 2,300' of frontage along the Green River. This tract has a good stand of timber and offers excellent hunting.

**Tract 2** is a 91+/- acre tract that has approximately 23 tillable acres, a 5-acre duck hole and approximately 61 acres of timber. With over 1,300' of frontage along the Green River, this tract offers a little bit of everything for the outdoorsman. It also has about 800' of frontage along Smallhouse Ln.

**Tract 3** contains 61+/- mostly wooded acres with almost 1,000' of frontage along Smallhouse Ln.

**Tract 4** is an 83+/- acre wooded tract with approximately 325' of frontage along Smallhouse Ln. Like the previous tracts, this tract offers excellent hunting.

**SCALE 1" = 800'**

