

KURTZ

AUCTION & REALTY.

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OWENSBORO, KY
42301
PERMIT #563

Muhlenberg Co. - Ohio Co. Kentucky ABSOLUTE AUCTION

Thursday, July 27th at 10 AM

AUCTION SITE- The entire auction will be conducted at the Central City Convention Center at 320 Golden Tide Ave, Central City, KY 42330

Property located in both Muhlenberg and Ohio County, KY.

In order to liquidate assets, Western Mineral Development LLC has authorized Kurtz Auction & Realty to sell the following **REGARDLESS OF PRICE:**

637 +/- ACRES

3 TRACTS

HUNTING - RECREATION LAKES - TIMBER

Auctioneer's Note: This auction provides an excellent opportunity for all your dreams to come true. Three different tracts ranging from 29 up to 512 acres you can find out what fits you best. If marketable timber, building potential, hunting or fishing is what you're looking for, then don't miss your opportunity with this one! Hope to see you auction day - Tyler Edge, Auctioneer

Terms: 10% down at the auction, balance due in full on or before September 11th, 2023. Buyer to receive a special warranty deed. Buyer to pay customary closing cost including any title examination, buyer's attorney fees and deed recording cost. Should the buyer desire to have any survey work or boundary markings, it would be at their sole expense and will not affect the closing date or purchase price. The 2023 property taxes will be prorated. Feel free to inspect the property at your own risk.

Minerals: There are no minerals or mineral rights involved in the sale of this property. Surface rights only will be conveyed.

2023

For more information, see kurtzauction.com or contact Tyler Edge - Auctioneer

Seller: Western Mineral Development LLC

800-264-1204

kurtzauction.com

Announcements made at auction take precedence over printed material

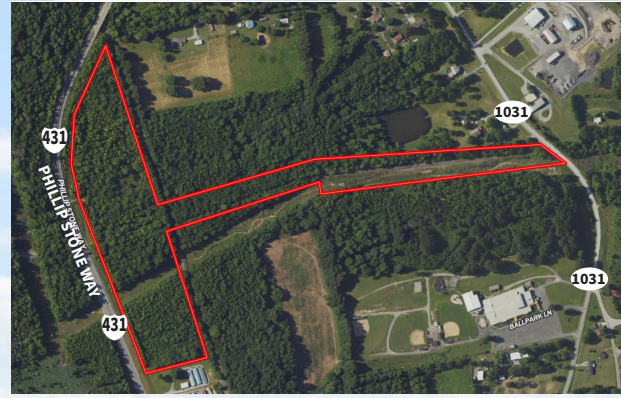
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Tract 1: 29+/- Acres

Location: From the intersection of HWY 189 (Phillip Stone Way) and KY-70 in Central City; head north on HWY 189 approx. 1.9 miles to the property.

- Mostly woods with commercial or building potential!
- 2,300+/- feet of road frontage on HWY 431
- 215+/- feet of road frontage on HWY 1031

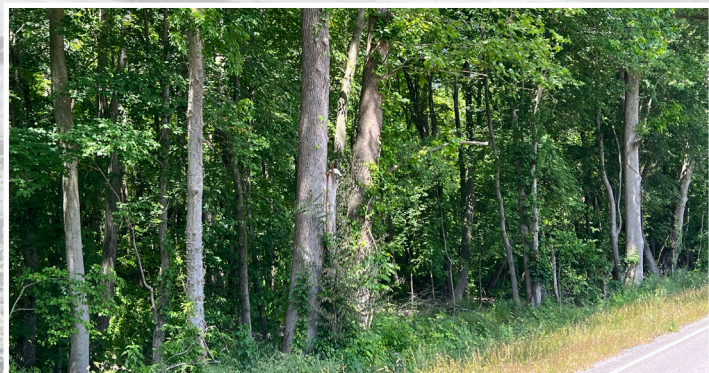


Tract 2: 96+/- Acres

Location: From the intersection of HWY 431 & KY 176 in Drakesboro, KY. Head south on HWY 431 approx. 1.2 miles to KY-70. Turn east on KY-70 and go approx. .2 miles to the property.

Looking for a hunting paradise not too far from the city? This is your place!

- Marketable timber
- 1,550+/- feet of road frontage on KY-70
- 600+/- feet of road frontage Browder Cemetery Rd.



Tract 3: 512+/- Acres

Location: Heading south on HWY 62 into McHenry, KY; turn east onto KY-1245. Go approx. 4.5 miles to the property.

This tract simply has everything you can think of when it comes to the outdoors. Consisting of 7 lakes/ponds, woods and trails. This is a hunter and fisherman's dream come true!

- 1,000+/- feet of road frontage on KY-1245
- 7 lakes/ponds ranging from 1-27 acres!
- Trails throughout the property

