

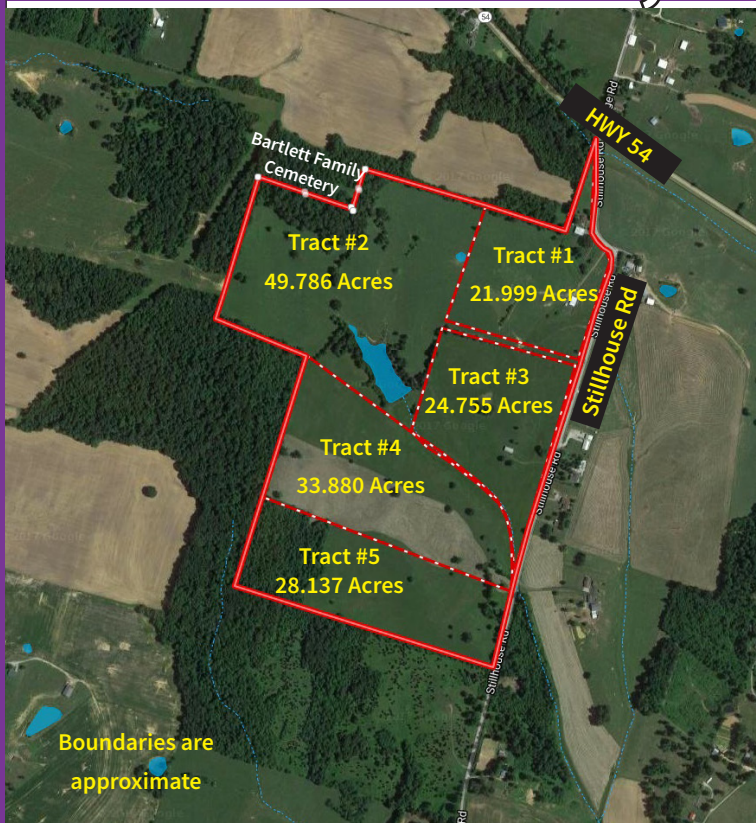
AUCTION

Thursday, May 18th, 10:00 AM

Location: 9051 Stillhouse Road, Whitesville Kentucky. From HWY 54 two miles east of Whitesville, turn south on Stillhouse Road. The property is on the right. Watch for signs!

In order to assist in settling the Louis and Nova Edge Estates, Kurtz Auction & Realty Co. has been authorized to sell the following **regardless of price:**

158.528 ACRES IN FIVE TRACTS FARM LAND, BUILDING SITES



Tract 1- 21.999 Acres with brick home, implement shed, stock barn and a well-stocked pond. This tract has 1,772.12 ft. of blacktop frontage. It's primary soil type is Hosmer silt loam. The brick home features an eat-in kitchen with laundry room, three bedrooms, living room, two and half baths, and a finished walk-out basement.

Tract 2- 49.786 Acres of rolling pasture land with a stocked lake. Primary soil types include Hosmer and Frondorf-Wellston silt loams. This tract has 50.02' of road frontage.

Tract 3- 24.755 Acres of rolling pasture land with a stocked pond and stock barn. Primary soil types include Hosmer silt loam. This tract has 1,623.34' of blacktop frontage.

Tract 4- 33.880 Acres of rolling pasture land. Primary soil types are Hosmer and Frondorf-Wellston silt loams with some land suitable for crops. This tract has 104.06' of blacktop frontage.

Tract 5- 28.137 Acres of mostly rolling pasture land with some woods on the back side. The primary soil type is Hosmer silt loam. This tract has 455' of blacktop frontage.

TERMS: 10% down day of sale, balance on or before June 19th, 2017 Possession with deed. 2017 property taxes will be prorated and collected at closing. Minerals: The sellers are making no reservations concerning minerals. Any rights they own, if any, will be conveyed. Easement: Tract #2 sells subject to an easement for access to the Bartlett family cemetery. Bidders have ten days prior to auction for lead-based paint and other inspections on the home.

For more information or to see the real estate call Amy Whistle, CAI, Auctioneer or go to kurtzauction.com.



Home on Tract 1

Owner: Louis and Nova Edge Estates
Co-Executors: Ellis Edge and Deanie Midkiff

270-926-8553

800-264-1204

kurtzauction.com

KURTZ
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