

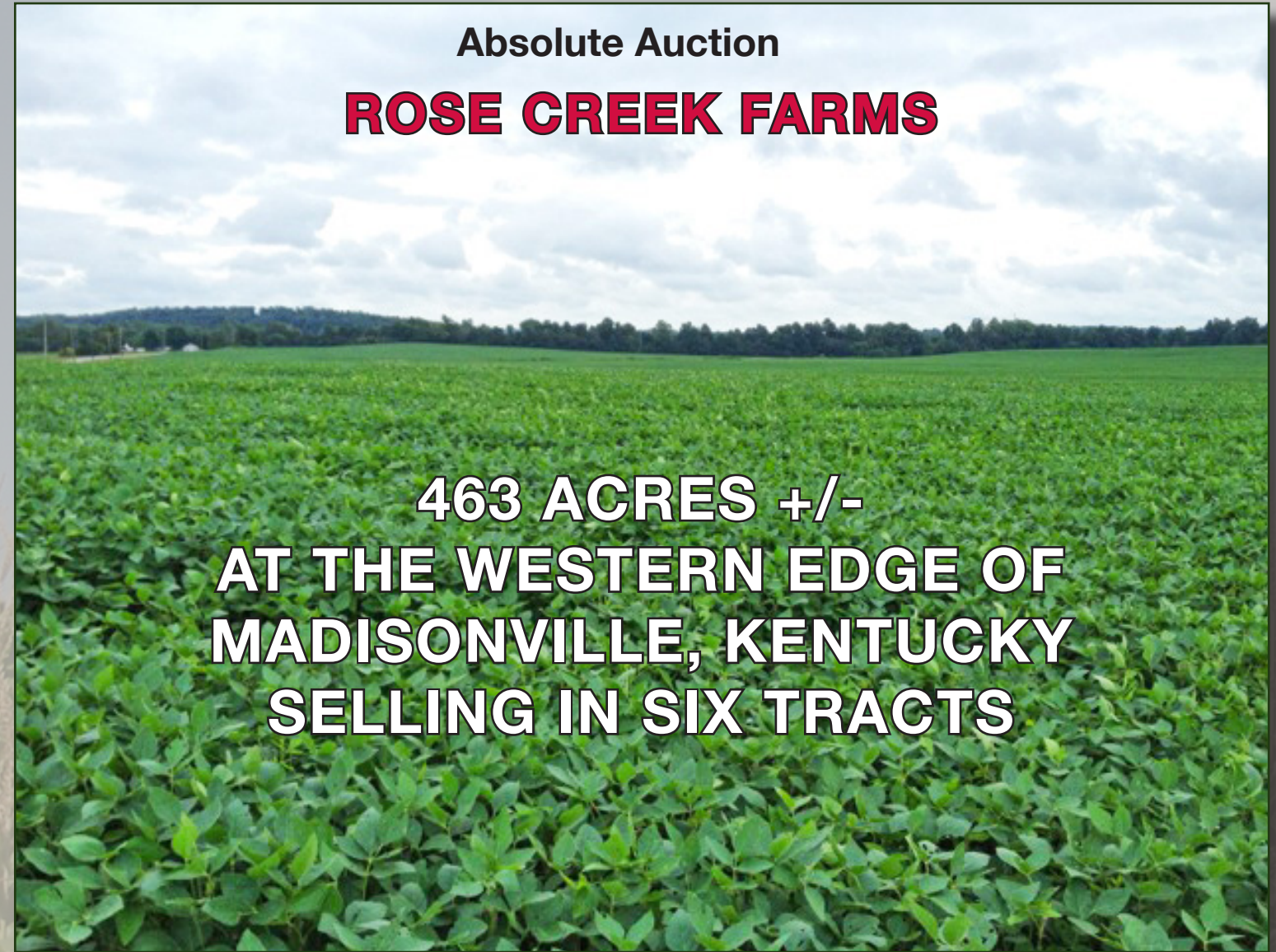
**Terms:** 10% down at the auction; balance due within 45 days.  
**Possession:** with the delivery of the deed subject to any crop removal.  
**Property Taxes:** 2016 property taxes will be paid by the seller.  
**Minerals:** Sellers will retain any mineral rights.  
**Inspection:** Interested parties are welcome to view the properties at your own risk and being careful not to damage crops or the property.  
**No Buyer's Premium.**

***Auctioneer's Note: Opportunities to buy land that offers so much are few and far between. Each of these tracts has a very high percentage of cropland according to the FSA office. Income producing cropland with very good potential for real estate development as well as commercial and industrial options set this property aside from other properties that are available. Mark your calendars and make any necessary financial arrangements!***  
**Amy Whistle, CAI, Auctioneer**

**Sellers: O.M. and Lila Kington Trust and Heirs  
 First United Bank and Trust Company, Trustee**

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**270-926-8553  
 800-264-1204  
 kurtzauction.com**



**Auction Date: Thursday, September 29, 6:00 PM CDT  
 Auction Site: Madisonville Lions Club Building, 505 Hospital Drive  
 (east off North Main Street), Madisonville, KY.**

**Kurtz Auction & Realty Co. has been authorized by the O. M. and Lila Kington Trust and Heirs to sell this property regardless of price.**

**See inside for maps and details for individual tracts and the back for an area map and terms and conditions.**

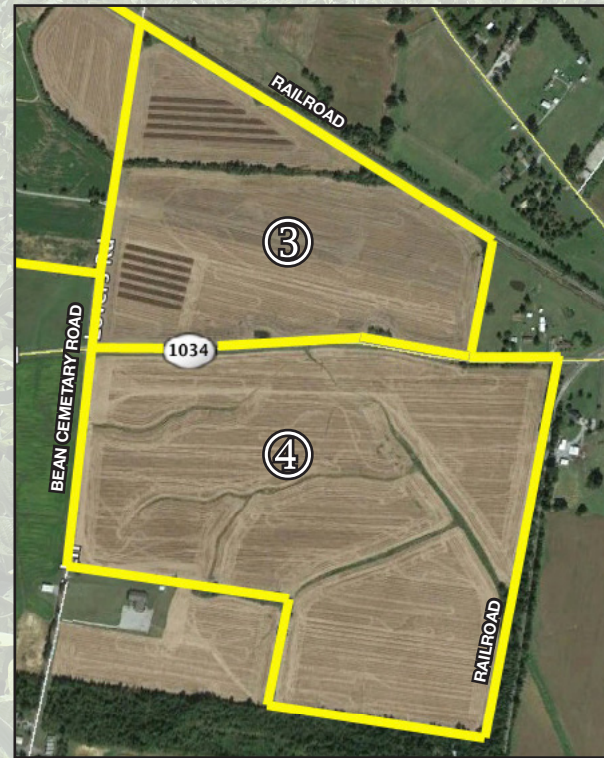
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# ROSE CREEK FARMS

## 463 ACRES AT THE WESTERN EDGE OF MADISONVILLE, KY

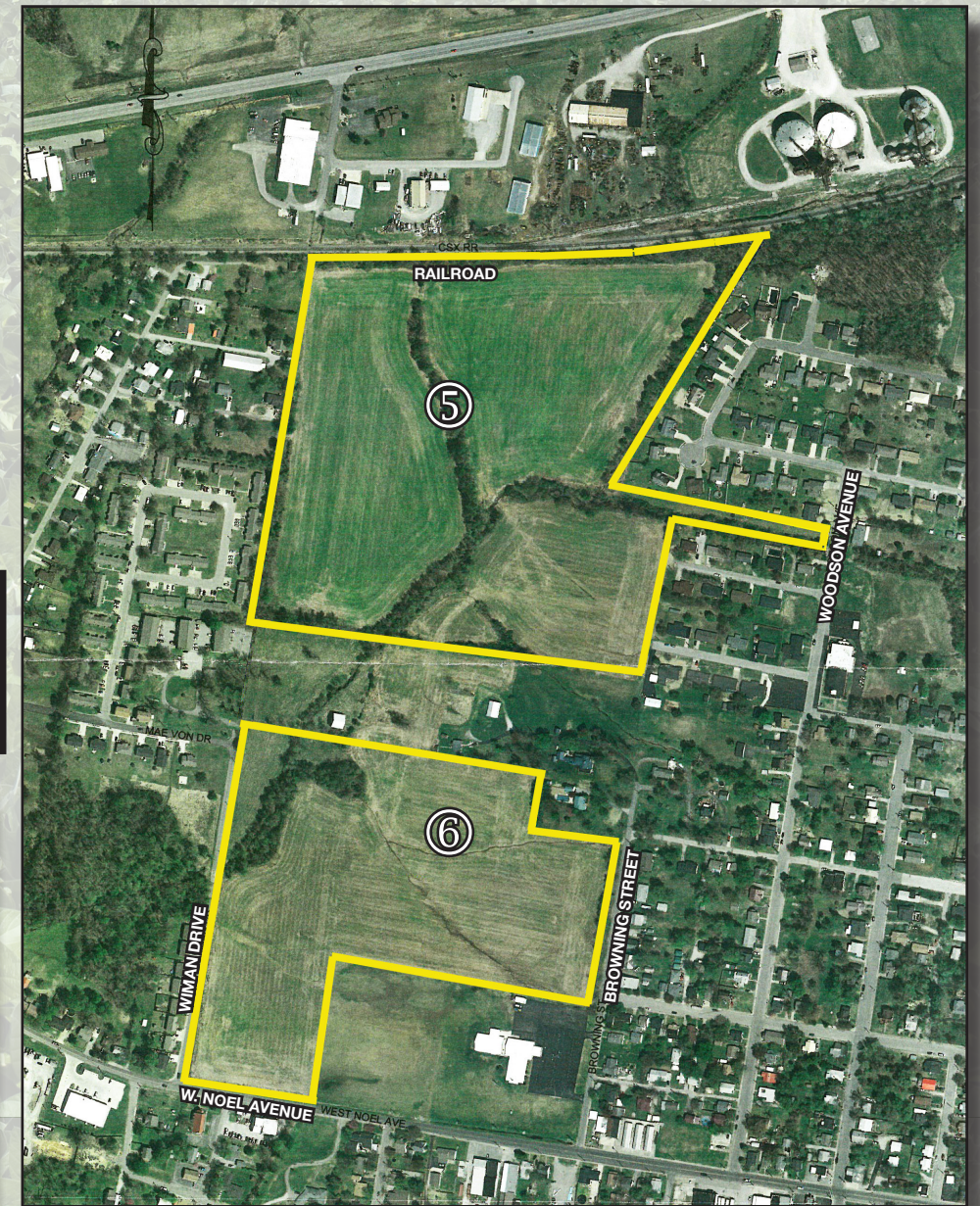
### SELLING IN SIX TRACTS



**Tract 3: 72.05 acres** located at the corner of Bean Cemetery Road and Rose Creek Road (HWY 1034). This tract consist of gently rolling crop land with 1,828.27 ft. of blacktop road frontage along Bean Cemetery Road, 2,308.53 ft. along Rose Creek Road, and 2,585.82 ft. of rail frontage. The predominant soil types are Hosmer and Robbs silt loams.

**Tract 4: 114.19 acres** of mostly gently rolling cropland with 2,821.12 ft. of blacktop frontage on Rose Creek Road, 1,307.59 ft. of blacktop frontage on Bean Cemetery Road, and 2,303.50 ft. of rail frontage. The predominant soil types are Hosmer and Robbs silt loams.

**For more information go to [kurtzauction.com](http://kurtzauction.com) or contact Amy Whistle, CAI, Auctioneer.**



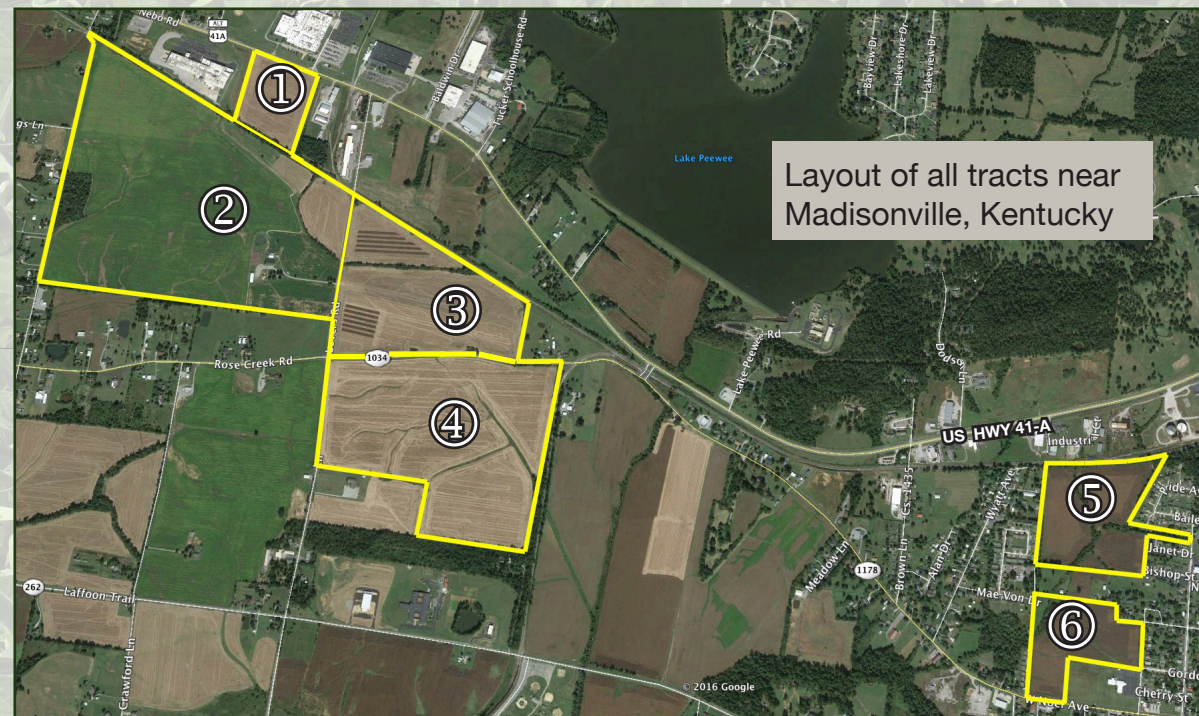
**Tract 5: 37 acres +/-** of mostly level cropland with 50 ft. of frontage on Woodson Avenue in Madisonville and 1,270 ft. of rail frontage. Predominant soil types are Hosmer and Belknap silt loams. This property is zoned Medium Density Residential.

**Tract 6: 23 acres +/-** of level cropland with 444 ft. of road frontage along W. Noel Avenue (HWY 1178), 520 ft. of frontage along Browning Street, and 1,094 ft. of frontage on Wiman Drive. Predominant soil type is Hosmer silt loam. This property is zoned Medium Density Residential.

**Tract Descriptions:**

**Tract 1: 18.02 acres** located on US HWY 41-A (Nebo Road) in Madisonville, Kentucky. This property is within the city limits of Madisonville, zoned Light Industrial and is directly across HWY 41-A from the General Electric plant. It consist of gently rolling to level crop land with 805.40 ft. of road frontage on 41-A and 841.07 ft. of rail frontage. The predominant soil types are Hosmer and Robb silt loams.

**Tract 2: 206.21 acres** located on Bean Cemetery Road with gently rolling to level crop land. It has 1,320.27 ft. of blacktop frontage on Bean Cemetery Road, 3,297.22 ft. of blacktop frontage on Wicks Well Road, and 4,012.43 ft. of rail frontage. The predominant soil type is Hosmer silt loam. Improvements include an older farm house, a barn, an implement shed, a block building and two silos.



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