

TERMS AND CONDITIONS

Terms: 10% down day of sale, balance due within 45 days.

Deed: Conveyance will be by existing deed descriptions, some of which are old and incomplete and descriptions based on adjoining landowners according to the PVA. If the buyer, their attorney or lender requires a survey, it will be at the buyer's expense and the results of that survey will not change the purchase price. Neither the sellers nor their agents will mark any corners or lines.

Financial Arrangements: Please share these terms with your lender. All sales are regardless of price and are final. Sales are not subject to financing or any other contingencies.

Minerals: No coal, oil, gas or other mineral rights are included in this sale.

Hunting Privileges & Possession: Buyers will receive immediate hunting privileges with the understanding that you will hunt at your own risk. Full possession will be with the delivery of the deed.

Taxes: 2015 property taxes will be paid by the seller.

Title: Buyers are assured of clear title to the surface, free of any liens or back taxes. Property would sell subject to any easements, rights-of-way, planning and zoning rules, encroachments, prescriptive easements, off-conveyances, any coal, oil or gas leases and the mineral reservation. Source of title will be from the deed by which the Sellers received title. Specific source of title on some tracts is unknown. Any title examination or title insurance will be at the buyer's expense. All acreages stated in all advertising are from PVA estimates or other sources. All tracts sell as a body of land. Deed conveyance will be by Special Warranty Deed.

We have gathered this information and map lines from reliable source however it is not guaranteed. Announcements made at auction take precedence over printed material.

Inspection: Interested parties are welcome to inspect these tracts at their own risk.

Bid in person or online: If you cannot attend the auction but want to bid in real time on line go to kurtzauction.com.

No Buyer's Premium.

Food will be provided.

*Auctioneers Note: Real estate investors can obtain land with a variety of uses. The wooded land will produce cutable saw timber in the near future. The amount of roads, trails and seclusion make for a good recreational property – big tracts give hunters better hunting for deer, turkey and water fowl found in plentiful amounts in the area. With the abundance of poultry barns and poultry manure in the area and 45 inches of annual precipitation, the open land could be converted into productive pasture for livestock. Take a look and mark your calendar for both nights.
-Amy Whistle, CAI, Auctioneer*

For more information contact Amy Whistle, CAI, Auctioneer or go to kurtzauction.com.

Seller: Potter Grandchildren, LLC
Bank of America, NA



800-264-1204 • kurtzauction.com

305 FREDERICA STREET, OWENSBORO, KENTUCKY 42301

ABSOLUTE AUCTION

**2,102 ACRES +/-
OHIO, HOPKINS AND
CHRISTIAN COUNTIES, KY**

**WOODED AND RECLAIMED LAND
Selling In 10 Tracts
All Tracts Selling Regardless Of Price**

KURTZ AUCTION & REALTY CO.
305 FREDERICA STREET
OWENSBORO, KY 42301
Full Details at kurtzauction.com

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42301
PERMIT #563

ABSOLUTE AUCTION



STOCK PHOTO



STOCK PHOTO

Kurtz Auction & Realty Co. has been authorized by the Potter Grandchildren, LLC to sell the following **regardless of price:**

**2,102 ACRES +/-
TIMBER, HUNTING, RECREATIONAL
RECLAIMED AND GRAZING LAND**

**SELLING IN 10 TRACTS RANGING FROM THREE ACRES ± TO 767 ACRES ±
IN OHIO, HOPKINS AND CHRISTIAN COUNTIES, KY**

AUCTION #1

WEDNESDAY, NOVEMBER 4TH, 6:00 PM

686 ACRES +/- IN OHIO COUNTY JUST EAST OF WHITESVILLE, KY

AUCTION #2

THURSDAY, NOVEMBER 5TH, 6:00 PM

1,416 ACRES +/- IN HOPKINS AND CHRISTIAN COUNTIES JUST OFF THE PENNYRILE PARKWAY SOUTH OF MADISONVILLE, KY

SELLER:
POTTER GRANDCHILDREN, LLC

See inside for maps,
pictures and details



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305 FREDERICA STREET, OWENSBORO, KENTUCKY 42301

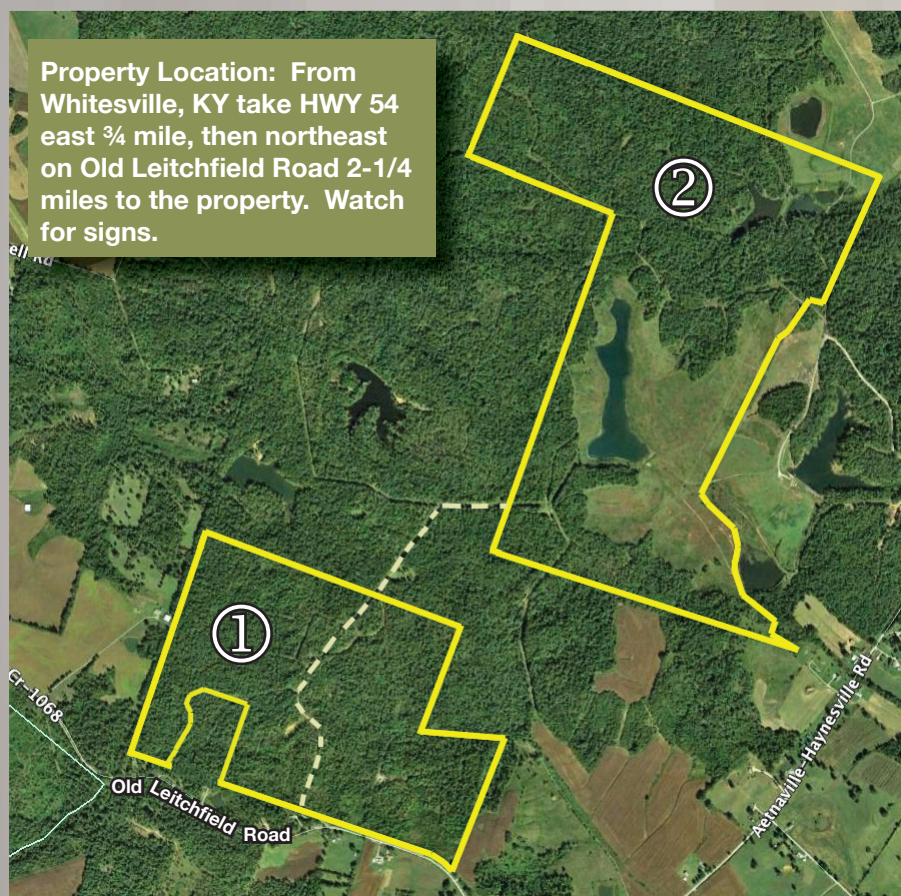
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ABSOLUTE AUCTION

AUCTION #1 – WEDNESDAY, NOVEMBER 4TH, 6:00 PM

686 ACRES +/- IN NORTHEASTERN OHIO COUNTY, SELLING IN TWO TRACTS

Auction Site: Whitesville Senior Citizen's Center at 10345 KY-54, on the east side of Whitesville, KY.



Property Location: From Whitesville, KY take HWY 54 east ¼ mile, then northeast on Old Leitchfield Road 2-1/4 miles to the property. Watch for signs.

Tract #1 - 230 acres +/- of gently rolling to rolling wooded land with frontage on blacktopped Old Leitchfield Road. This tract would sell subject to an easement along the oil field road for the benefit of the buyer of Tract #2.

Tract #2 - 456 acres +/- of gently rolling to rolling hill land. About a third of this tract has been reclaimed with the remaining two thirds in young timber. This tract has a ten acre +/- lake and is very private and secluded. Access has been exercised over former public roads and now existing oil fields roads from Old Leitchfield Road through Tract #1 to near the south-west corner of this tract.



Lake on Tract #2



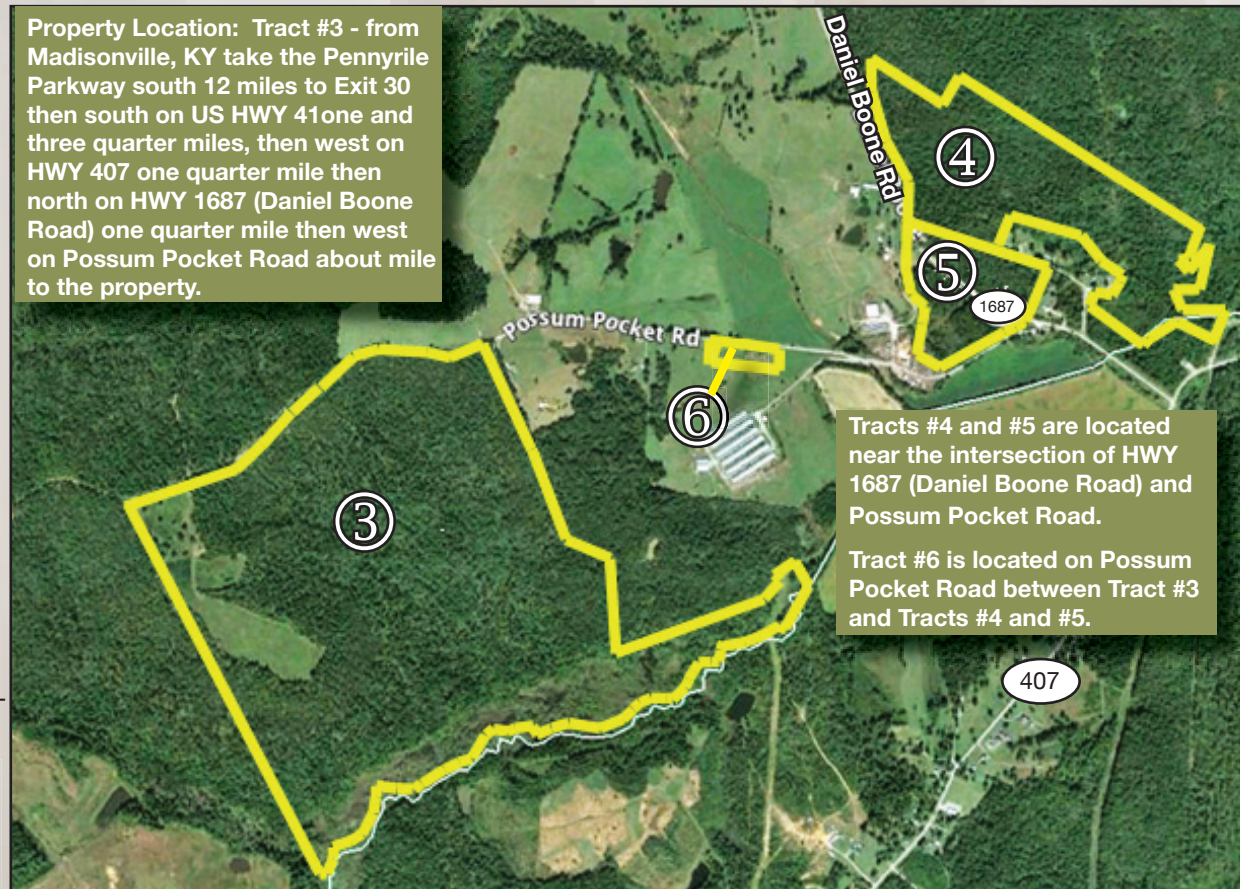
Access Road on Tract #1

ABSOLUTE AUCTION

AUCTION #2 – THURSDAY, NOVEMBER 5TH, 6:00 PM

1,416 ACRES +/- IN SOUTHERN HOPKINS & NORTHERN CHRISTIAN COUNTIES, SELLING IN EIGHT TRACTS.

Auction site for tracts #3 through #10: Ballard Convention Center at the Hopkins County Fairgrounds, 605 E. Arch Street, Madisonville, KY.



Property Location: Tract #3 - from Madisonville, KY take the Pennyrile Parkway south 12 miles to Exit 30 then south on US HWY 41one and three quarter miles, then west on HWY 407 one quarter mile then north on HWY 1687 (Daniel Boone Road) one quarter mile then west on Possum Pocket Road about mile to the property.

Tracts #4 and #5 are located near the intersection of HWY 1687 (Daniel Boone Road) and Possum Pocket Road.

Tract #6 is located on Possum Pocket Road between Tract #3 and Tracts #4 and #5.

Tract #3 – 313 acres +/- of mostly wooded, some open land, at the end of Possum Pocket Road. This tract, in the very south of Hopkins County, backs up to Drakes Creek on the south side. Its topography varies from wooded hill land to flatter land and sloughs near the creek.

Tract #4 – 86 acres +/- in two tracts almost all on the east side of Daniel Boon Road (HWY 1687). This is wooded hill land with some young timber.

Tract #5 – 31 acre +/- part wooded, part open land on both sides of Daniel Boone Road (HWY 1687) and with frontage on the north side of Possum Pocket Road.

Tract #6 – 3.3 acres +/- of open land on the south side of Possum Pocket Road.

Tract #7 – 66 acres +/- of wooded hill land on both sides of McIntosh Chapel Road. This tract sells subject to an easement for the benefit of the buyer of Tract #8 along the north-south road south off of McIntosh Chapel Road.

Tract #8 – 767 acres +/- in four tracts in both Hopkins and Christian Counties on both sides of McIntosh Chapel, Stones Chapel and Dragline Roads. This tract is about half wooded land with young timber and half reclaimed land. It has two lakes and is interwoven with roads and trails.

Tract #9 – 55 acres +/- in two tracts. It is reclaimed on both sides of Stone Chapel Road just north of its intersection of McIntosh Chapel Road.

Tract #10 – 95 acres +/- of reclaimed and wooded hill land on both sides of Dragline Road.



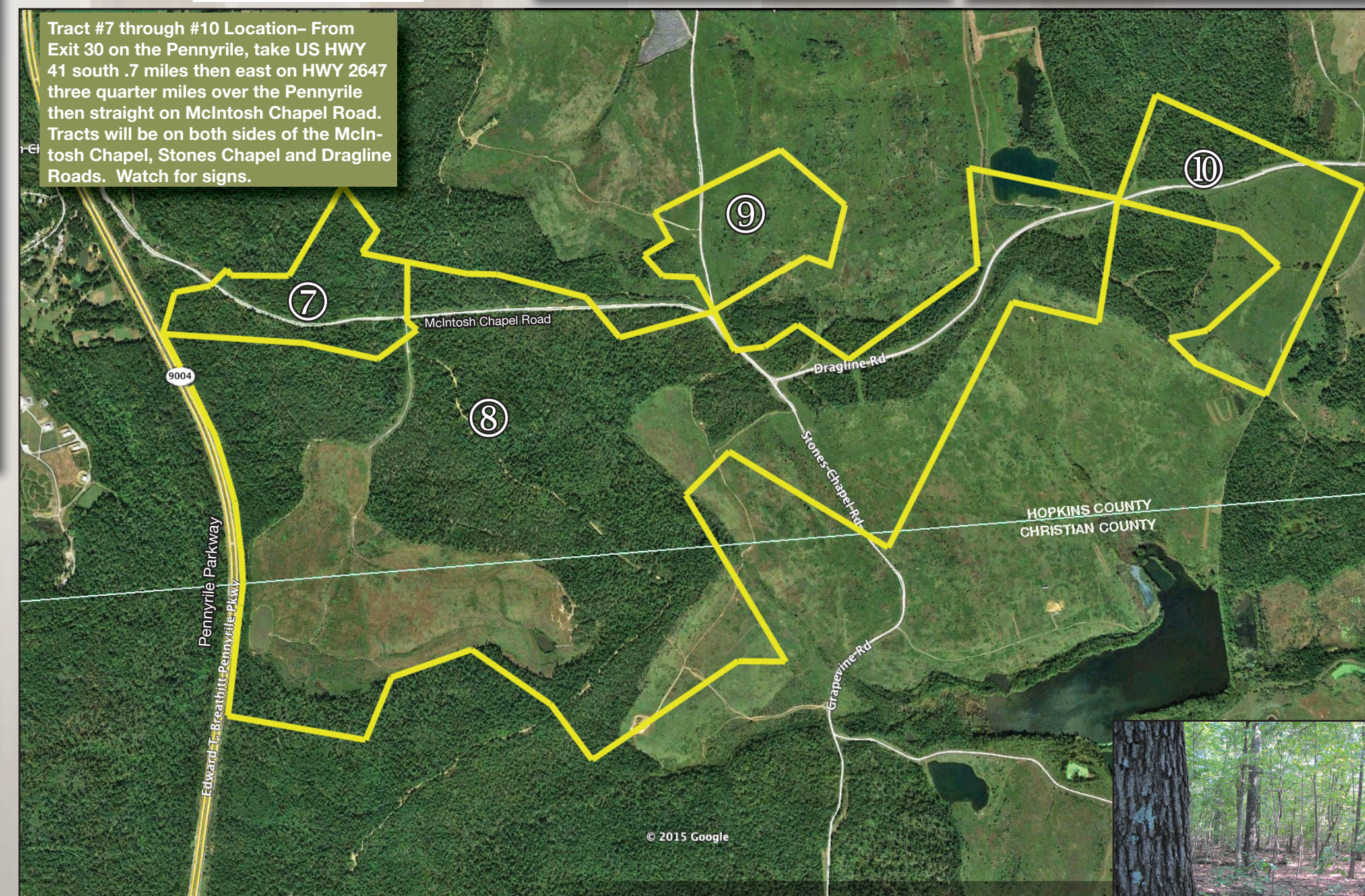
Excellent highways - these eight tracts have good access to the north and south via the Pennyrile Parkway and from the east and west by way of the Western Kentucky Parkway



Good, young timber on several of these tracts



All-weather roads serve these tracts



Tract #7 through #10 Location- From Exit 30 on the Pennyrile, take US HWY 41 south .7 miles then east on HWY 2647 three quarter miles over the Pennyrile then straight on McIntosh Chapel Road. Tracts will be on both sides of the McIntosh Chapel, Stones Chapel and Dragline Roads. Watch for signs.

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