

## UNION COUNTY ESTATE FARM

# AUCTION

WED. AUGUST 12<sup>TH</sup>, 5:30 P.M.

## 164.6 ACRES – MOSTLY TILED CROPLAND

Location: 511 Johns Road Sturgis, KY. From HWY 109 between Sturgis and Shawneetown at Henshaw, take HWY 1257 west 1.4 miles to the farm at the corner of Johns Road and Mt. Olive Road. Watch for signs.



**TERMS:** 10% down on sale day and the balance due on or before October 1<sup>st</sup>, 2015. Possession of farmland subject to the 2015 crop rental agreement. 2015 property taxes will be paid by the seller. No coal, oil, gas or other mineral rights are involved in this sale.



- Selling regardless of price with no minimum bid
- New survey indicates 164.6 acres
- Predominate soil types are: Patton Silt Loam, Uniontown Silt Loam, Wilbur Silt Loam and Melvin Silty Clay Loam.
- The farm has approximately 781 ft. of frontage on Mt. Olive Road and 2,423 ft. of Johns Road frontage.
- Perimeter fencing surrounds most of the farm
- 51' x 62' stock barn
- Two 3500 bu. grain bins (reserved until March 1, 2016)

**Auctioneers Note:** Tiled – Union County Cropland – Patton and Uniontown Silt Loam - selling absolute. No need to say more. This farm has been in the Russelburg Family for many years. Make your plans to be with us on August 12th.

–Amy Whistle and Tyler Edge, Agents, Kurtz Auction & Realty

**For more information call Amy Whistle, Auctioneer or Tyler Edge, Associate Auctioneer or go to [kurtzauction.com](http://kurtzauction.com).**

Owner: Lucille Russelburg Estate

Announcements made day of sale take precedence over printed material.



2015

# Kurtz

## AUCTION & REALTY CO.

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