

Rowcrop Farm

AUCTION

Selling in One Tract

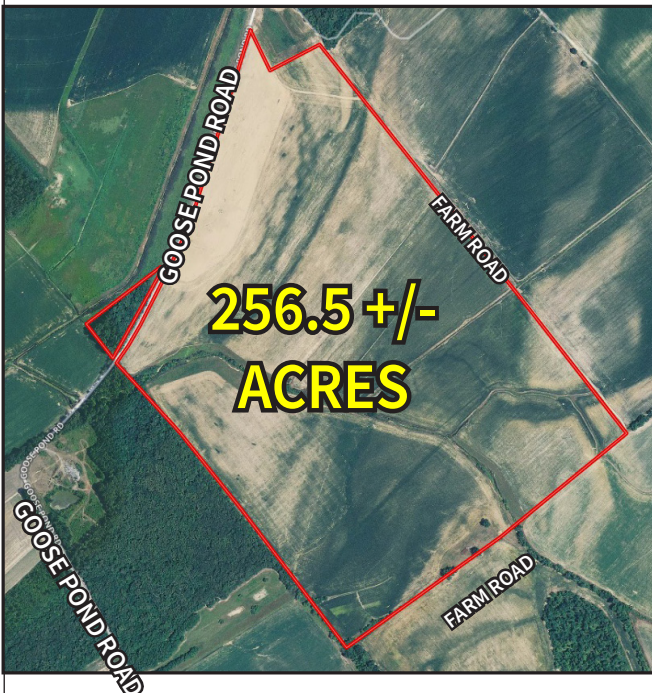
TUES. OCT. 17th, 10 AM

Location: From the Morganfield By-pass, take HWY 56 West 5.5 miles, then north on Goose Pond Road three miles. Watch for signs.

The George B. and Agnes Teresa Beaven Trust is terminated and the trustees have authorized Kurtz Auction & Realty Co. to sell the following **regardless of price**:



256.5 +/- ACRE UNION COUNTY FARM



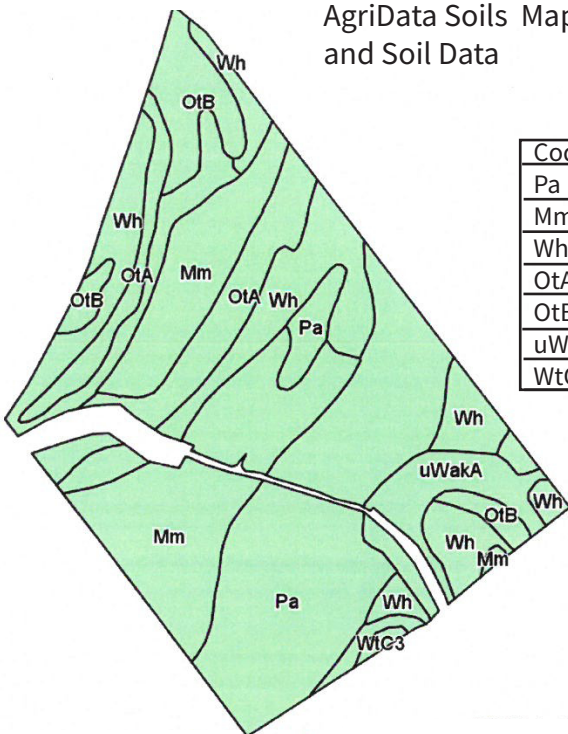
- 256.5+/- Total Acres with Large Fields
- 246 Acres of Second Bottom Cropland According to FSA
- Water for Possible Irrigation Available
- Some of the land has been tilled
- Wide Frontage on Goose Pond Road
- Good Gravel Farm Roads
- Hilltop Building Site with Electricity on Southeast Line
- This Location is Near Good Grain Markets

TERMS: 10% down at the auction; balance by Dec. 1, 2017.
Possession: The farm is not rented for the 2018 crop year. Possession with delivery of deed subject to crop removal. No mineral rights having been previously conveyed.
Taxes: The seller will pay the 2017 property taxes.

Auctioneers Note: *This farm has been in the same family for 70 years. It has soils with high natural fertility, large fields and with an abundance of water available from the Ohio River sand, center pivot irrigation could increase the farm's productivity significantly. Make your plans to be with us on Tuesday, October 17th at 10 AM.*

-Bill Kurtz, Auctioneer

AgriData Soils Map and Soil Data



Code	Soil Description	Acres	Percent of Field	Corn	Soybeans
Pa	Patton silt loam	71.84	28.9%	158	59
Mm	Melvin silty clay loam	61.15	24.6%	140	46
Wh	Weinback silt loam	54.15	21.8%	123	52
OtA	Otwell silt loam	28.87	11.6%	140	55
OtB	Otwell silt loam	18.03	7.2%	140	55
uWakA	Wakeland silt loam	13.74	5.5%	158	59
WtC3	Whiiling silty clay loam	0.99	0.4%	114	

Auction being held according to the terms of the
GEORGE B. AND AGNES TERESA BEAVEN TRUST
 Robert A. Beaven and Donald Beaven, Trustees

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