

LAND AUCTION

Tuesday, November 12th at 10 AM

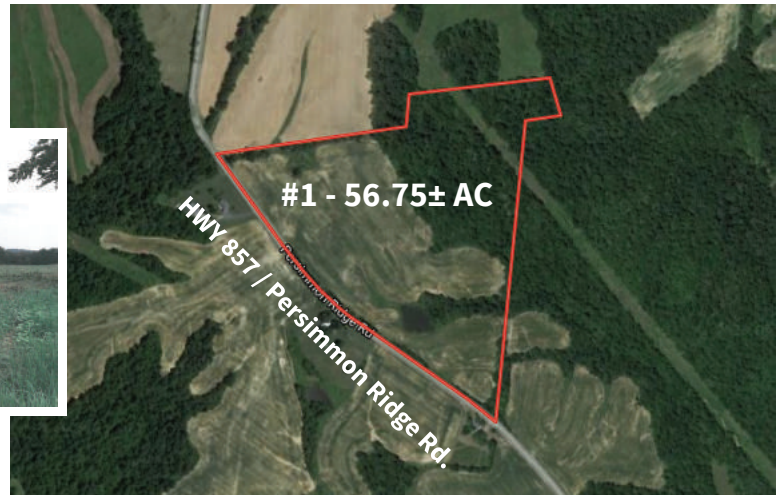
Auction Site: The auction of all three tracts will take place at Shelton, at the intersection of HWY 857 and the Old Morganfield-Dixon Rd., 8 miles northwest of Dixon, KY.

199.5 +/- Acres Selling in 3 Tracts

Kurtz Auction & Realty has been authorized to sell the following regardless of price:

Tract #1 - 56.75 Acres +/-

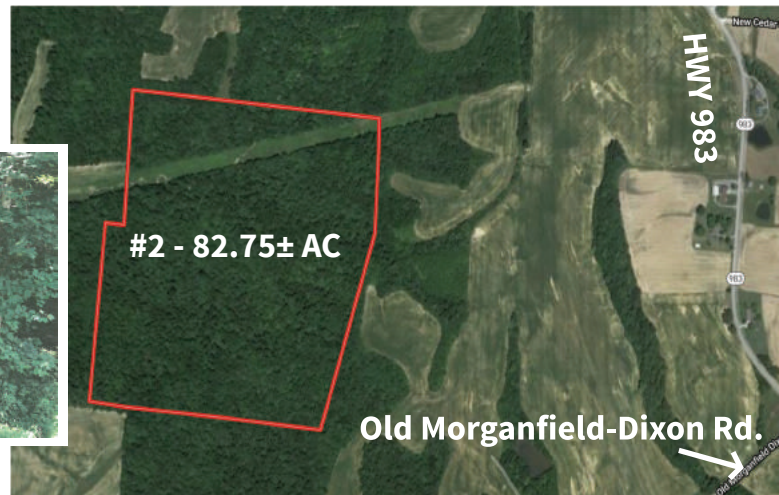
Location: From HWY 56 at Boxville between Morganfield and HWY 41A go south on HWY 141 1.8 miles, then southeast on HWY 2153 ¼ mile then east on Persimmon Ridge Rd. (HWY 857) 2 ½ miles to the farm.



- 23.77 acres +/- cropland per FSA
- Balance with marketable timber
- Good hunting and a fishing lake
- 2,000 ft. +/- blacktop frontage

Tract #2 - 82.75 Acres +/-

Location: Northwest of the Old Morganfield-Dixon Rd. between HWY 857 and HWY 983.

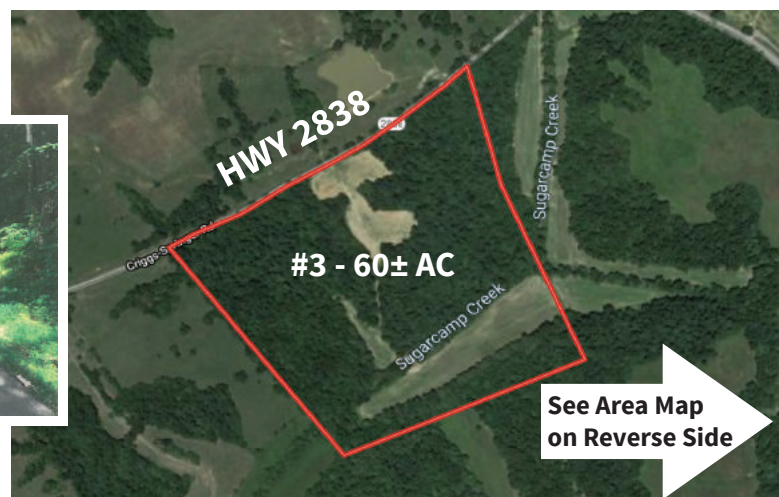


- All wooded land with marketable timber
- Good deer & turkey hunting

Note: The deed calls for a deeded 20' strip of land from the 82.75 acres to the public road. This access could not be identified and has not been used for some time. Therefore the buyer will have to gain access.

Tract #3 - 60 Acres +/-

Location: From HWY 857 just south of the auction site, take HWY 2838 southwest ¼ mile.



- 9.66 acres +/- of cropland per FSA
- Balance in creek bottom and hill timber land
- 1,947 ft. +/- of blacktop frontage
- Good deer & turkey hunting

* Maps not to same scale

For more information go to kurtzauction.com or call Rob McDearman or Bill Kurtz, Auctioneers at 800-264-1204

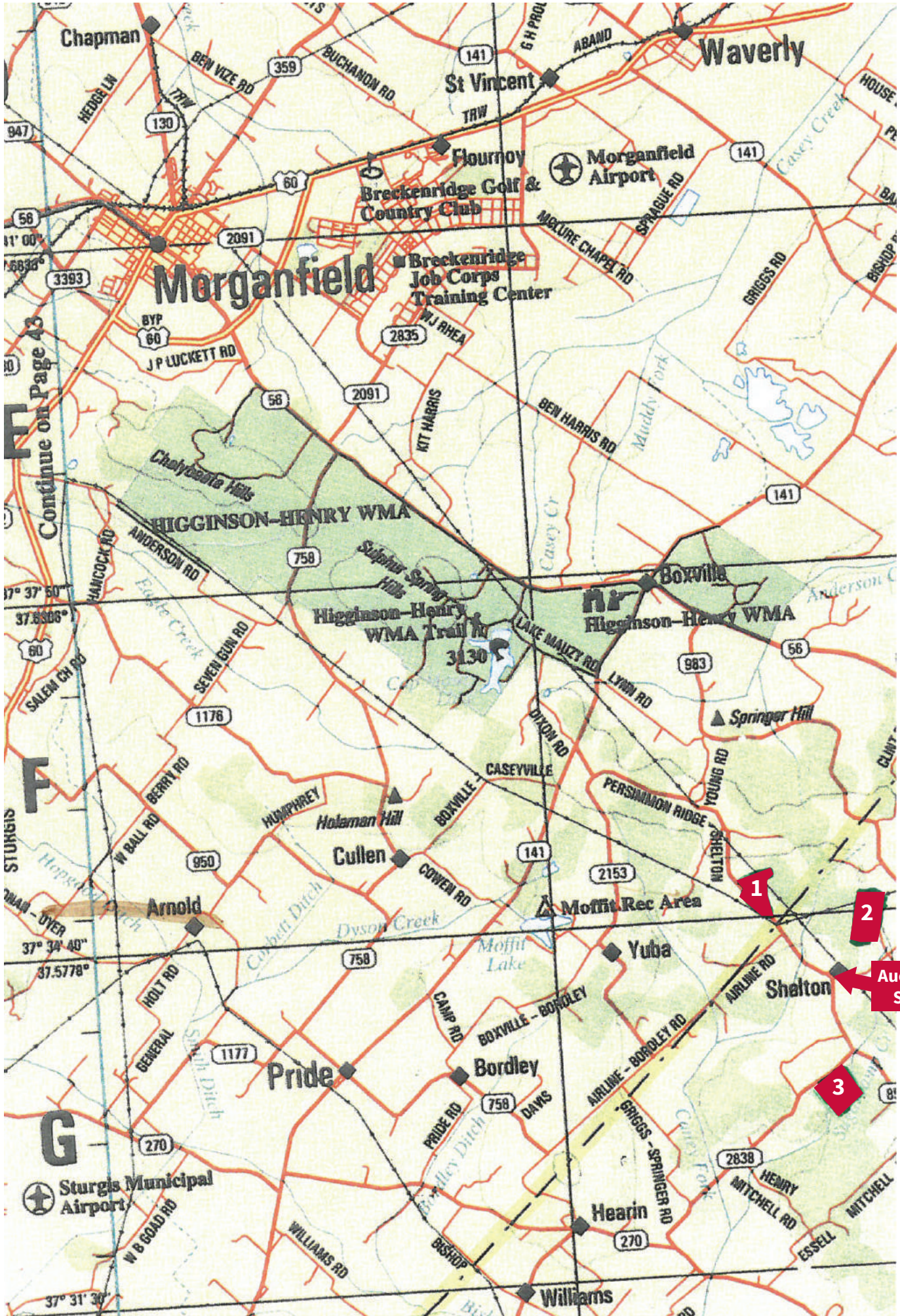
Terms: 10% down at the auction; balance by Dec. 20th, 2019. Feel free to inspect this land at your own risk and being careful not disturbing crops.

Sellers: Stanley Johnson, Nancy Staton & James E. Shelton

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