

ESTATE AUCTION

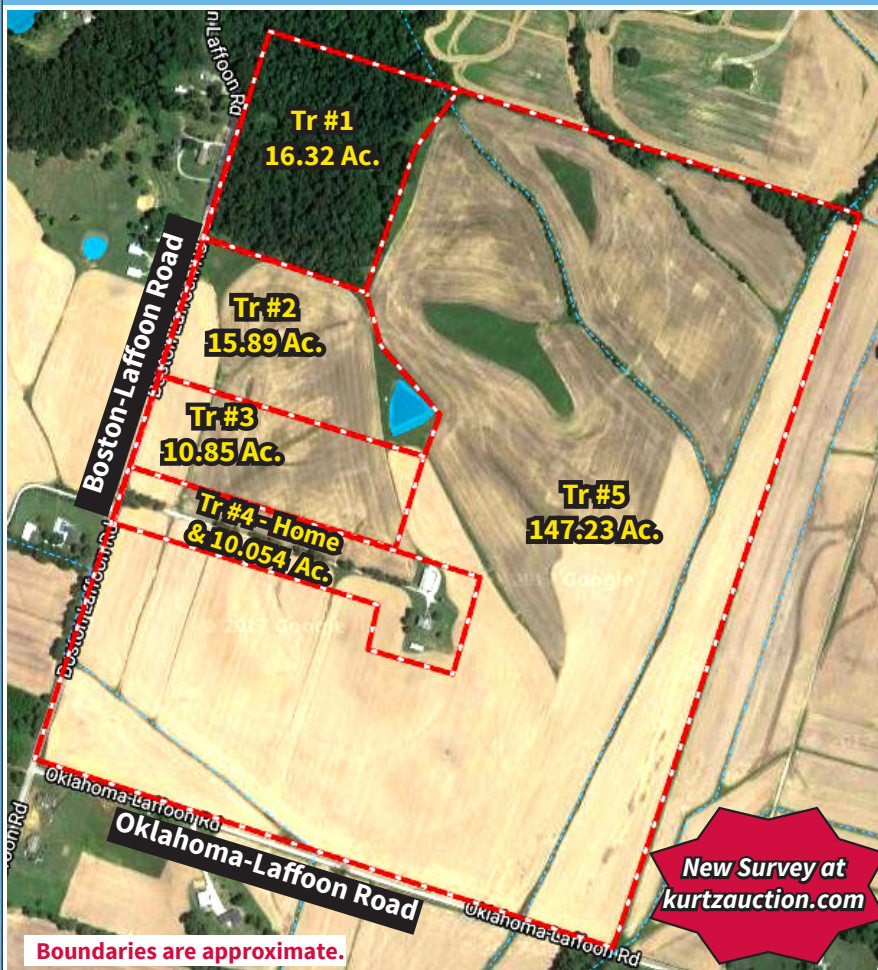
Location: 6266 Boston Laffoon Road, KY. From it's intersection with the Owensboro Bypass take HWY 54 east 10.4 miles to Boston-Laffoon Road then south for two miles. Watch for signs!

In order to help settle the Jordan Evans Estate, Kurtz Auction & Realty Co. has been authorized to sell the following **regardless of price**:

**Wednesday, March 29th
10:00 AM**



200 ACRES-ROW CROP-BUILDING SITES-HOME



Tract 1

- 16.32 acres of rolling woods with wildlife
- 456 ft. of frontage on Boston Laffoon Road

Tract 2

- 15.89 acres of gently rolling land with the primary soil types being Belknap and Hosmer silt loams
- Numerous home sites and approx. .6-acre pond
- 692 ft. of frontage on Boston Laffoon Road

Tract 3

- 10.85 acres of gently rolling land with the primary soil types being Belknap and Hosmer silt loams
- Numerous home sites
- 384 ft. of frontage on Boston Laffoon Road

Tract 4

- Home on 10.05 acres
- Historic home built in 1874 featuring approx. 2,498 sq. ft. and newer roof
- Interior features of the home include eat-in kitchen, laundry room, living room, foyer, four bedrooms and two baths
- Tobacco barn and picnic shelter
- Current lease provides **FREE GAS** for this home and terms of this lease will be conveyed to new owners

Tract 5

- 147.23 acres of nearly all tillable land
- Flat to gently rolling ground with the primary soil types being Belknap and Hosmer silt loams
- The bottoms have been tiled
- 1,104 ft. of frontage on Boston Laffoon Road and 2,616 ft. of frontage on Oklahoma Laffoon Road
- Property sells subject to an easement for a waterline that benefits tract 4

FARM MACHINERY-TOOLS: Allis Chalmers D15 Series II; King Kutter 6 ft. rotary mower; Tiger Cub 6 ft. rotary mower; 6 ft. grader blade; 12 ft. farm wagon; 15 ft. enclosed trailer; Homelite 150 chainsaw; Stihl B675 blower; oil and lubricants; Briggs and Stratton tiller; Snapper SR 1333 (doesn't run); 10 gallon air compressor; wheel barrows; hand saws; drills; tobacco sticks; extension ladder; ladders; numerous modern and antique hand tools.

FURNITURE-HOUSEHOLD ITEMS: Dressers (2); chest of drawers (3); maple chest of drawers; vanity; entertainment center; coffee table; chest; arm chair; vinyl rocker; fans; Maytag gas dryer; Frigidaire gas range and other misc. items

Terms: 10% down on the day of sale with the balance by May 15, 2017. Farming rights will be granted the day of sale. Full possession with delivery of deed. Seller is transferring all mineral rights they own, if any. Purchaser will pay 2017 property taxes to be collected at closing.

Owners: Jordan Evans Estate

270-926-8553

800-264-1204

kurtzauction.com



**Allis Chalmers
D15 Series II**

**Also Selling:
1993 GMC Sierra SLE with
158,3XX miles**



For more information or home viewing contact Clay Taylor, Auctioneer or go to kurtzauction.com for fly-over photography, survey and other information. You may walk or drive around on this farm at your own risk.

KURTZ
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