

# South Hill Community - Butler County, Kentucky

LAND

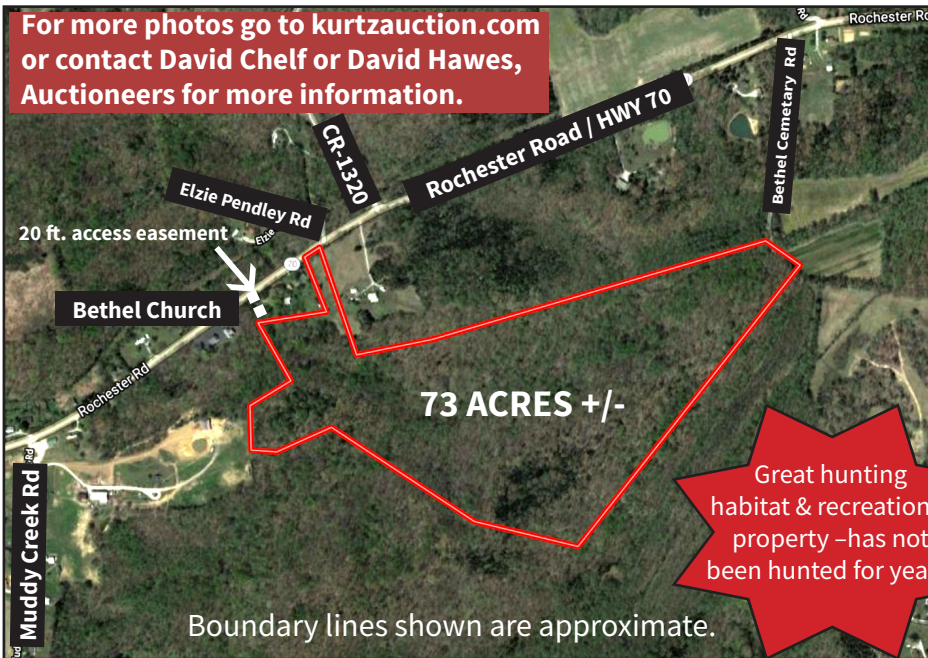
**Tuesday, September 25, 5:00 PM**

# AUCTION

Directions: From William Natcher Parkway Exit #29 at Morgantown, KY, go west on Rochester Rd. (HWY 70) approximately five and a half miles. The property is on the left at 7543 Rochester Road. Auction signs posted.

# 73 Acres +/- with Timber Selling in One Tract

For more photos go to [kurtzauction.com](http://kurtzauction.com) or contact David Chelf or David Hawes, Auctioneers for more information.



### PROPERTY FEATURES:

- 73 Acres more or less
- Gently rolling land, mostly wooded
- Some marketable timber now, with more in the near future
- Improved with a 25 ft. x 30 ft. metal sided barn with loft
- 50 feet +/- of road frontage on HWY 70
- 20' access easement across adjoining property
- Several potential building sites in a private setting
- County water available
- Abundant wildlife include Whitetail deer, turkey and other small game

**TERMS OF SALE:** 10% down at the auction; balance due within 30 days. 2018 taxes prorated at closing. Possession with deed. 7% Buyer's Premium will added to the high bid to determine the contract price for the real estate. The real estate is selling "AS-IS, WHERE-IS" and is subject to all easements and restrictions, recorded or unrecorded. Announcements made day of sale take precedence over printed materials.

The property is open for inspection any time prior to the auction. Feel free to go look at the property on your own prior to the sale at your own risk or call the auctioneers to schedule an appointment.

Sellers: Jack and Cindy Hubbard



**270-791-5021**  
**270-926-8553**  
**800-264-1204**  
**kurtzauction.com**

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