

**No Buyer's Premium ■ Lunch Will Be Provided**

**Farm Location/Auction Site**

6953 Hwy 401, Constantine, Kentucky

From the intersection of US 60 and Hwy 86 Between Irvington and Hardinsburg, take Hwy 86 South 9.4 Miles to Hwy 401, turn west and go 3.4 miles to the property.

From the intersection of US 62 and Hwy 86 west of Elizabethtown, take Hwy 86 north 17 miles to Hwy 401, turn west and go 3.4 miles to the property.

**Terms**

10% down day of auction, balance due in 30 days.

**Deed Descriptions**

A new survey was just completed by Clemons & Associates Land Surveying, Inc.

**Possession**

Tracts 1,6,7 & 8 with deed. Tracts 2-5 with deed, subject to crop removal.

**Property Taxes**

The 2015 property taxes are paid by the seller.

**Property Inspection**

View these properties anytime. Download a bidder's information packet from [kurtzauction.com](http://kurtzauction.com) to aid you in your inspection.

**Minerals**

While a mineral search has not been done, the Sellers are making no reservations with regard to minerals.

**Auctioneer's Note**

Kurtz Auction and Realty Co. is honored to offer these parcels of crop, pasture and wooded land along with the homestead at auction for DGS Farm LLC. The Sharp and Jones families has successfully pieced together several parcels of high-quality land in Breckinridge and Hardin Counties. The sellers' care and stewardship of the ground is evident and a benefit to you the buyer. Make your plans now to join us at the absolute auction on September 3rd at 10 AM CDT.

- John Kurtz, CAI

**Sellers**

DGS Farm LLC

*Announcements made day of sale take precedence over printed matter.*

**Call John Kurtz, CAI or go to [www.kurtzauction.com](http://www.kurtzauction.com)  
(270) 505-6894 ■ (800) 264-1204**



**109 Layman Lane ■ Elizabethtown, Kentucky 42701**

JOHN KURTZ, CAI REALTOR/AUCTIONEER

BILL KURTZ, CAI; JIM GOETZ; MIKE MELLOAN; JOE MILLS; JIM KNOTT; JOHN KURTZ, CAI;  
AMY WHISTLE, CAI; CLAY TAYLOR; JASON BLUE; DENNIS O'NAN; MARTHA KURTZ WILLIAMS; TYLER EDGE;  
DWIGHT BUTLER; DAVID HAWES; AUCTIONEERS & REALTORS

**ABSOLUTE  
AUCTION**

**BRECKINRIDGE & HARDIN COUNTIES, KENTUCKY**

**652 ACRES  
SELLING IN EIGHT TRACTS**



**Thursday, September 3**

**10:00 A.M. CDT**

**6953 Hwy 401 ■ Constantine, KY**



**Crop, pasture & wooded land**

- Level and rolling cropland
- Wooded land for hunting and recreation
- Brick home included on Tract 1
- Farm buildings, fencing included with Tract 2
- Multiple building sites and miles of blacktop frontage







# 652 Acres

Eight tracts in a good farming community of Breckinridge and Hardin Counties

**DGS Farm LLC has authorized Kurtz Auction & Realty Co. to sell the following parcels of crop, pasture and wooded land along with the homestead at absolute auction:**



## Tract 1

**Brick Home on 1.663 acres.**

The 2,379 sq. ft. home features 3 bedrooms; 1 full bath with tile; two half baths; kitchen with appliances; living room; family room with fireplace; dining area; Florida room; mudroom with washer and dryer hook-up; partial basement with kitchenette; attached 2-car garage and central heating and cooling.

## Tract 2

**109.748 acres of gently rolling to level pasture land with more than a mile of blacktop road frontage.**

The property includes 4 farm buildings and fencing. The predominant soil type is Sadler silt loam. There are several good building sites.



## Tract 3

**82.351 acres with +/- 61 acres of rolling cropland and 1,675 feet of frontage on Hwy 401.**

The predominant soil type is Sadler silt loam. The southwest corner of the property contains a portion of the source of Clear Prong Creek. This tract also includes good building sites.



## Tract 4

**155.321 acres of mostly gently-sloping cropland with 2,400 feet of blacktop frontage on Constantine-Fairfield Road.**

The predominant soil type is Sadler silt loam. The southern end of the property slopes steeply toward Clear Prong Creek. Good building sites exist along Constantine-Fairfield Road.



## Tract 5

**13.734 acres of mostly level cropland with frontage on Hwy 401 and Ova Wright Road.**

Sadler silt loam is the predominant soil type and the west corner of the property is prime location for a building site.



## Tracts 6-8

**Three undulating tracts totaling 290.106 acres of wooded ground and former pasture land southeast of tract 5 and due south of the Junction of Hwy 401 and Jess Hosskinson Road.**

County Maintenance of Jess Hosskinson Road ends approximately half way from Hwy 401 and the boundary of tracts 6 and 7. Tract 8 is then served by a 30' wide shared ingress/egress easement along the boundary between tracts 6 and 7. The tracts contain 106.18 acres, 64.39 acres and 119.53 acres respectively.

