

Tract #1

ABSOLUTE AUCTION

THURSDAY, FEBRUARY 4TH, 10:00 A.M.

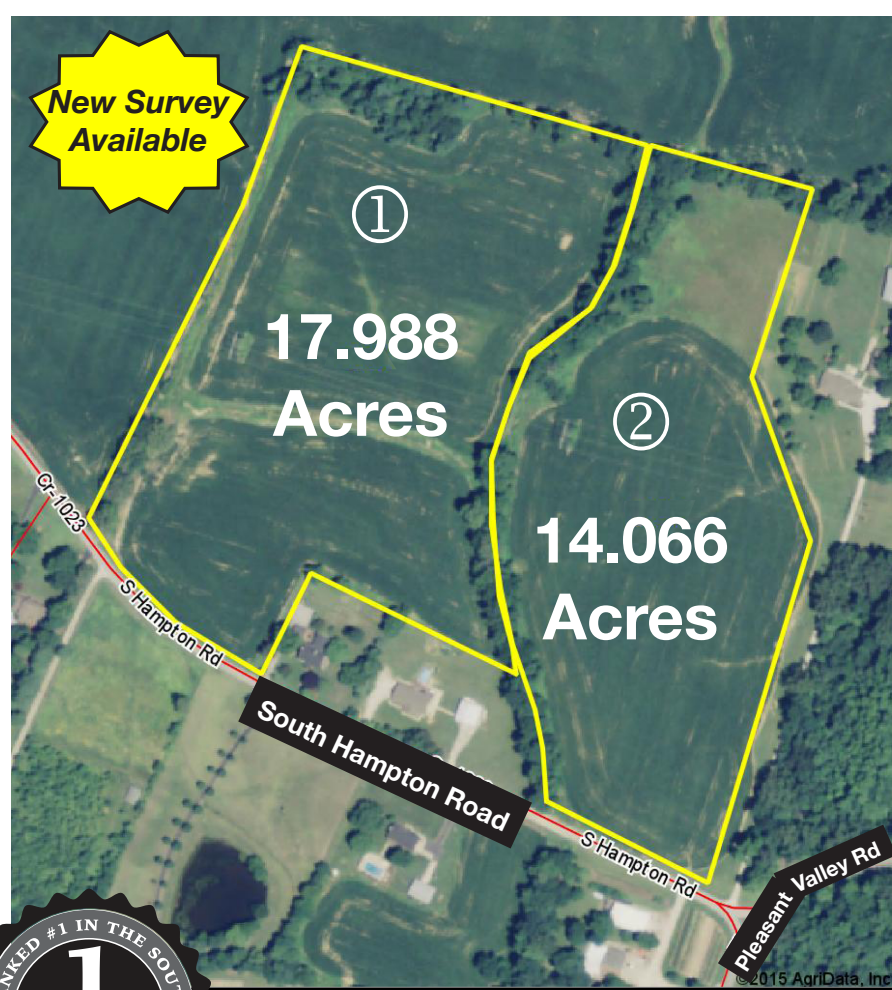
Location: 3979 and 4085 South Hampton Road, Philpot, KY. From the intersection of Wendell Ford Expressway/US HWY 60 bypass at Pleasant Valley Road take Pleasant Valley Road east 6.5 miles to South Hampton Road then west 0.1 miles to the property. Watch for signs!

From Philpot, Kentucky approximately 3.9 miles east of Owensboro, take HWY 142 north 1.9 miles to Pleasant Valley Road then east 2 miles to South Hampton Road then west 0.1 miles the property. Auction conducted onsite.

Since we have sold our home and moved from the farm, we have authorized Kurtz Auction & Realty Co. to sell the following acreage to the highest bidder with no minimum bid.

32.05 ACRES+/- • TWO TRACTS

HOME SITES - MINI FARMS - CROPLAND



Tract # 1-17.988 Acres +/-

- This tract is gently rolling cropland
- Several good building sites
- Approximately 412 ft. of blacktop frontage on South Hampton Road
- The predominant soil types are Hosmer and Belknap Silt Loam

Tract #2 -14.066 Acres +/-

- This tract is gently rolling cropland
- Has a good hilltop building site
- Has approximately 350 ft. of blacktop frontage on South Hampton Road
- The predominant soil types are Hosmer and Belknap Silt Loam

The farmland is not leased for the 2016 crop year!

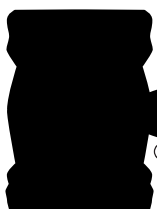
TERMS: 10% down at the auction with the balance due within 45 days. 2016 property taxes will be the responsibility of the buyer. *Mineral Rights:* The sellers make no reservations concerning minerals and are conveying whatever mineral rights they may own.

Inspection anytime.

For more information contact David Hawes, Appr. Auctioneer or go to kurtzauction.com.

Owners: Edward and Judith Bertke

Announcements made day of sale take precedence over printed material.



KURTZ

AUCTION & REALTY CO.

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