

# ABSOLUTE AUCTION

Thursday, November 9<sup>th</sup>  
10:00 AM



Actual trail camera photos on the property

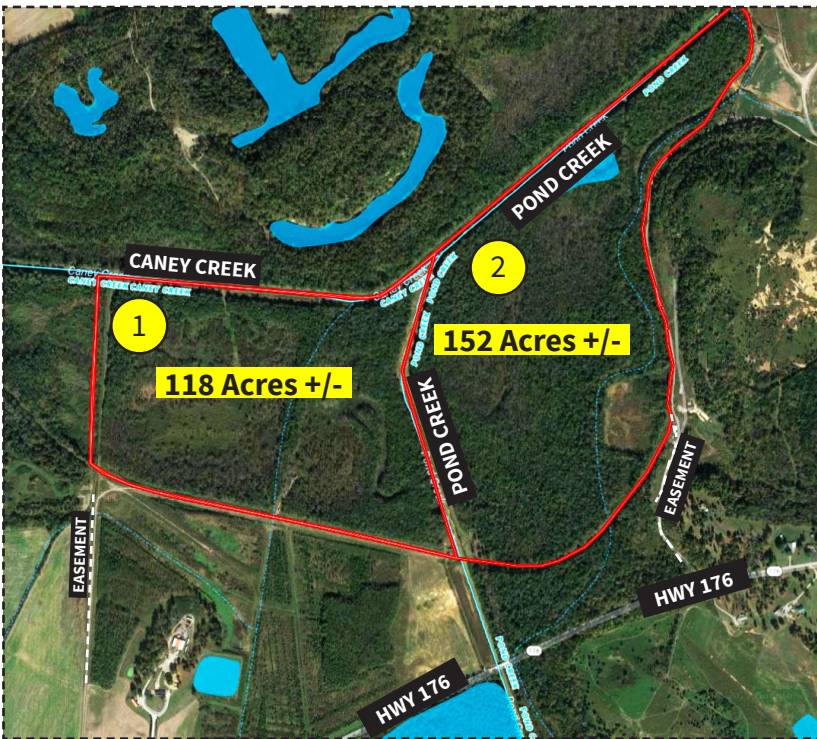
Location: From Greenville, KY at the intersection of North Main and East Main Cross St, take HWY 176 east 3.7 miles to the property.

From HWY 431 in Drakesboro take HWY 176 west 4.3 miles to the property. Watch for signs.

I have authorized Kurtz Auction & Realty Co. to sell the following property *regardless of price*.



## 270 Acres in Two Tracts Prime Hunting/Young Timber



### Tract #1 - 118 Acres +/-

- Primarily flat wooded land with young timber
- Accessible by deeded 50 ft. gravel easement at the west boundary to HWY 176
- Cleared area around perimeter
- Tract has been designated as wetland

### Tract #2 - 152 Acres +/-

- Primarily flat wooded land with young timber
- Accessible by deeded 50 ft. easement at the east boundary, blacktop and gravel road to HWY 176
- Cleared area around perimeter
- There has been no determination regarding wetland designation

Terms: 10% down at the auction, balance within 45 days. 2017 taxes to be paid by the seller.

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

### Notes:

If the two tracts are sold to different buyers, a new survey will be completed on Tract #1 prior to closing and Tract #2 will be described as the whole property less the surveyed acreage from Tract #1.

Tract #2 - approximately 146.6 acres will be conveyed by a General Warranty Deed and 5.4 acres will be by a Quit Claim Deed.

No mineral rights are included in this sale.

Seller: Rudy Cundiff

270-926-8553

800-264-1204

[kurtzauction.com](http://kurtzauction.com)

**KURTZ**  
AUCTION & REALTY®