

ABSOLUTE
AUCTION

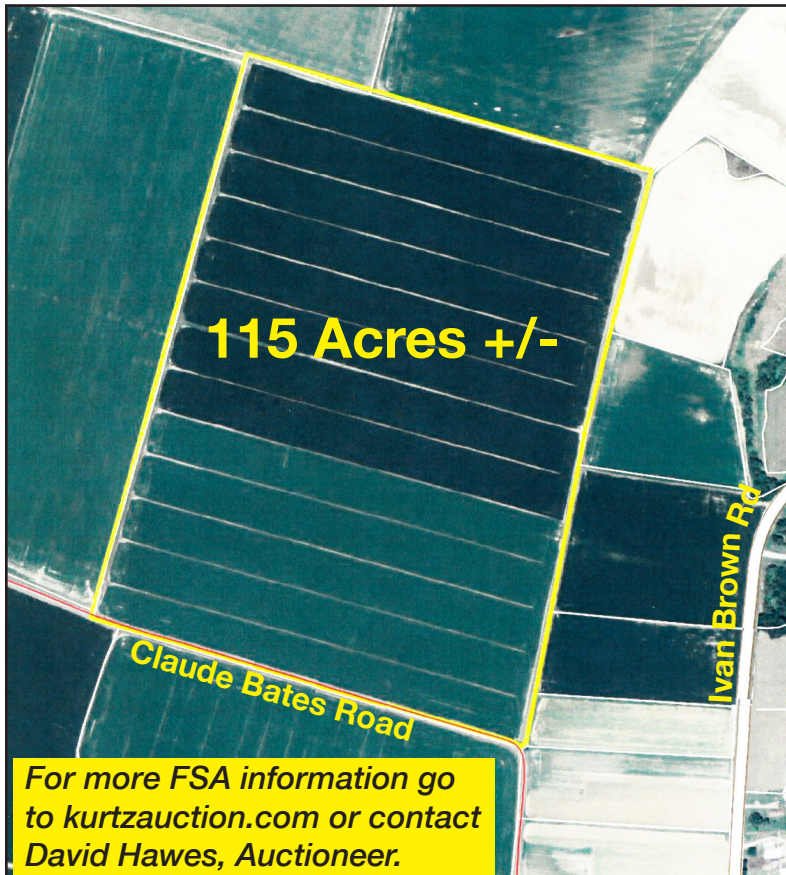
WEDNESDAY, NOV. 30
10:00 A.M.

Prime Cropland

115 Acres +/-

McLean County Kentucky

Property Location: Island, Kentucky. From the intersection of HWY 431 and HWY 138, just south of the Livermore bridge, take HWY 138 west 2.8 miles, then south on HWY 891, 1.9 miles, then west on Claude Bates Road 0.4 mile to the site. Watch for signs.



Kurtz Auction & Realty Co. has been authorized by the Ferguson Family Partnership to sell the following property **regardless of price:**

- Excellent cropland
- Drainage improvements include furrows and tile
- Deed calls for 115 acres more or less
- FSA calls for 113.85 cropland
- Predominate soil type is Melvin silt loam
- Approximately 2000 feet of frontage on Claude Bates Road
- Seller to convey any mineral rights they own
- Seller to pay property tax for 2016

Terms: 10% down at the auction by cash or check with balance due with delivery of deed on or before January 13th, 2017. Possession will be granted with delivery of deed. Interested bidders are welcome to walk on the property at their own risk.

Seller: Ferguson Family Partnership

270-926-8553

800-264-1204

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