

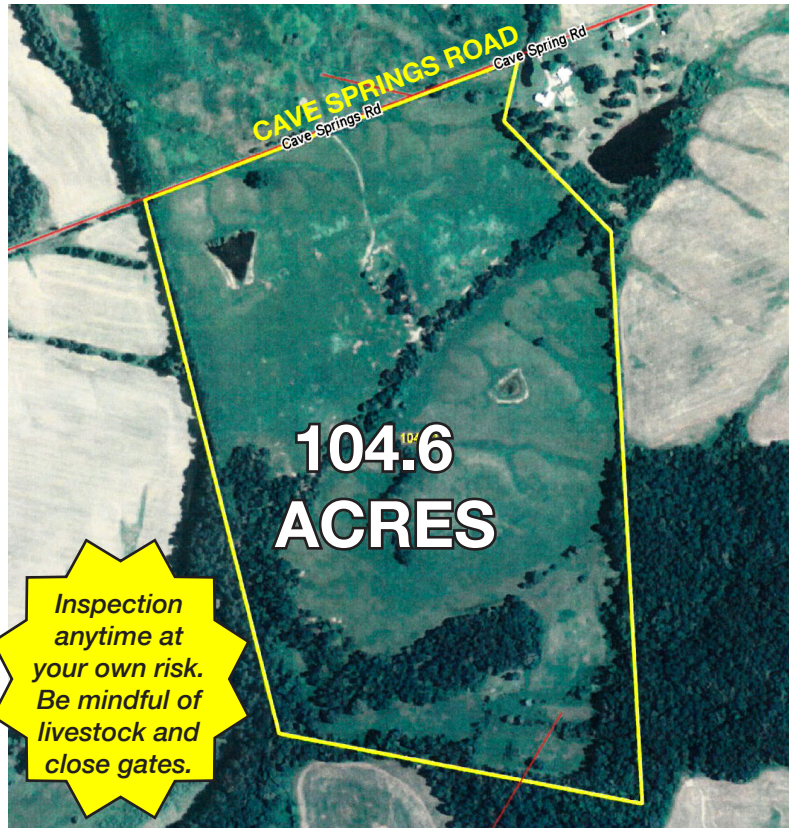
ABSOLUTE
AUCTION

TUESDAY, DEC. 8TH
2:00 P.M.

Since I am no longer in the cattle business at this farm, I have authorized Kurtz Auction & Realty Co. to sell the following **regardless of price:**

104.6 ACRES OF GENTLY
ROLLING PASTURE, POTENTIAL CROP
AND WOODED LAND

Location: Cave Springs Road, Carrsville, KY. From HWY 60 between Smithland and Marion at Salem, go north on KY 133(Lola Road) 13.5 miles, then north on Cave Springs Road 0.9 miles to the property. Watch for signs.



Auction Site: Carrsville Community Center at the corner of Main and Second Streets, Carrsville, KY, three miles north on Cave Springs Road from the property.

- Deed calls for 104.6 acres
- 1,700+/- ft. of frontage on Cave Springs Road
- Entire property is fenced making it ideal for continuation of cattle operation or horse farm
- Soils include: Hosmer silt loam, Zanesville silt loam and Nolan silt loam
- Property contains wooded area, ditches and two ponds making it conducive to wildlife
- The farm has been leased for several years to out-of-state hunters who have had very successful hunts

Auctioneers Note: This beautiful, well-maintained farm is located on Cave Springs Road near Carrsville. The views from the ridge near the road are stunning and would make a wonderful home site. Livingston County is noted for its prime hunting of both large whitetail deer and turkey. This acreage is an excellent opportunity for investors, farmers, hunters and potential homeowners.

-Clay Taylor & David Hawes

Inspection anytime at your own risk. Be mindful of livestock and close gates.



TERMS: 10% down day of sale with balance due within 30 days. Property taxes for 2015 will be paid by seller.

For more information contact Clay Taylor, Auctioneer or David Hawes, Apprentice Auctioneer.

Seller: Mike and Teresa Lawrence

NO BUYERS PREMIUM



KURTZ
AUCTION & REALTY CO.

Announcements made day of sale take precedence over printed material.

270-926-8553

800-264-1204

305 FREDERICA STREET
OWENSBORO, KENTUCKY 42301

kurtzauction.com