

ABSOLUTE AUCTION

**TUES. FEB. 9TH
10:00 A.M.**

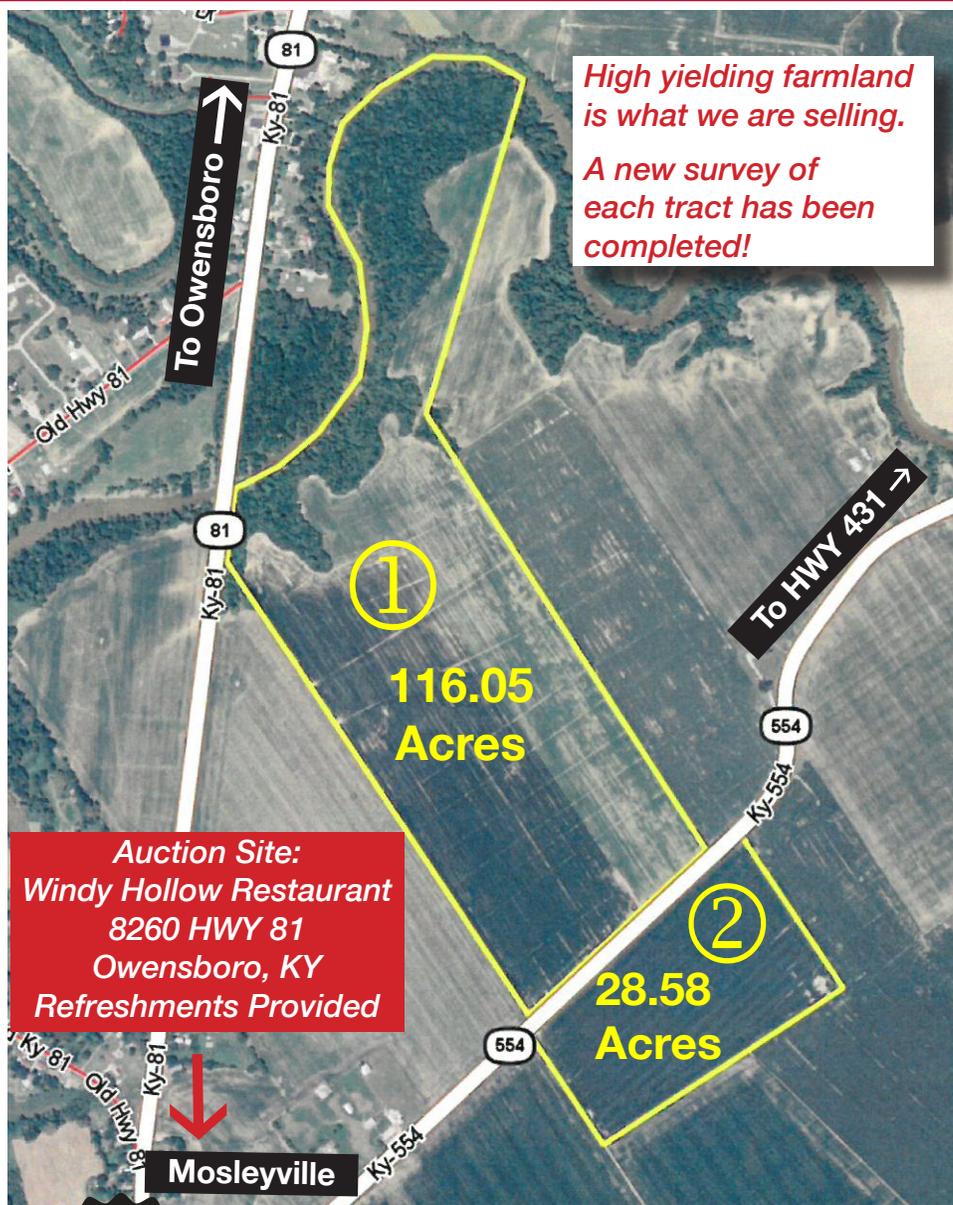
Location: Just south of Owensboro, KY. From the intersection of the Wendell Ford Expressway/US HWY 60 Bypass and HWY 431 take HWY 431 south 3.3 miles, then west on HWY 554 3.6 miles to the property.

Also from the intersection of HWY 81 and HWY 554 at Mosleyville, Kentucky, take HWY 554 east 0.5 to the property. Watch for signs.

Auction Site: Windy Hollow Restaurant (formerly The Cow Palace). From HWY 81 and 554 at Mosleyville, KY go south 0.6 miles on HWY 81 to the restaurant.

The David N. Meadows III Estate has authorized Kurtz Auction & Realty Co. to sell the following to the highest bidder with no minimum bid:

PRIME DAVIESS CO. CROPLAND 144.6 ACRES IN TWO TRACTS



TRACT #1 - 116.050 ACRES +/-

- This tract is primarily flat tillable acreage.
- FSA calls for 89.24 acres +/- of cropland
- 1,295 ft. of blacktop frontage on HWY 554
- The predominant soil type of the cropland is Karnak Silt Loam, with a lesser amount of Henshaw, Patton and Uniontown Silt Loam
- The wooded north portion of this tract along Old Panther Creek offers some excellent deer and turkey hunting.

TRACT #2 - 28.585 ACRES

- The tract is flat acreage.
- FSA calls for 28.24 acres +/- of cropland
- There is 1,530 ft. of blacktop frontage on HWY 554
- The soil type of entire acreage is Karnak 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 own.

Owner:

David N. Meadows III Estate

Inspection anytime. For copies of the plats, soil or topography maps call David Hawes, Agent/App. Auctioneer or go to kurtzauction.com.



Announcements made day of sale take precedence over printed material.



KURTZ

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