

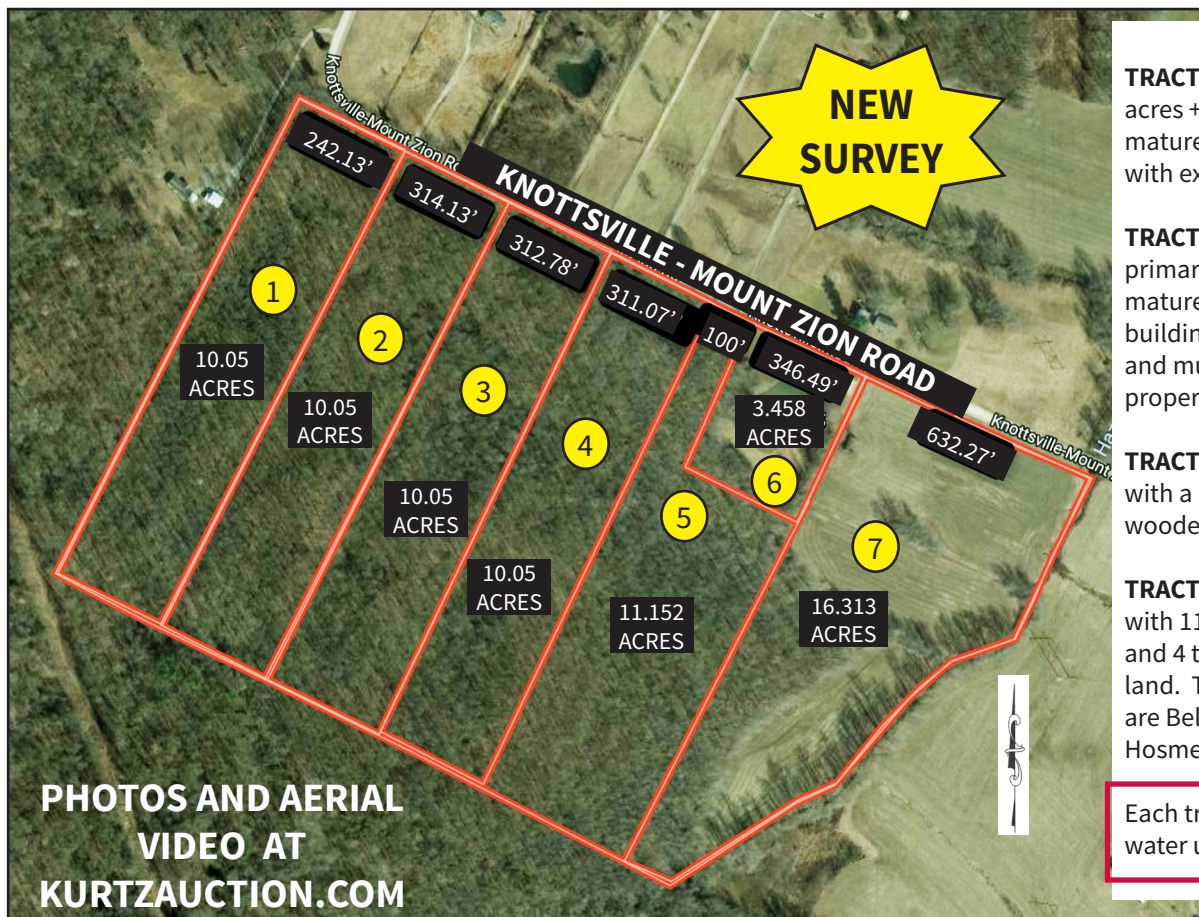
ABSOLUTE AUCTION

THURSDAY, SEPT. 13TH
5:30 P.M.

Location: 8600 block of Knottsville-Mount Zion Road, Philpot KY. From the intersection of the US 60 Bypass and HWY 144 go east on HWY 144 5.1 miles, then north on HWY 1831 which merges into Knottsville-Mount Zion Rd 2.6 miles to the property. Watch for signs!

The Roby Family has authorized Kurtz Auction & Realty to sell the following **regardless of price:**

71 ACRES - 7 TRACTS WOODED BUILDING SITES



PHOTOS AND AERIAL
VIDEO AT
KURTZAUCTION.COM

TRACTS #1 thru #4 - 10.05 acres +/- wooded tracts with mature trees, some timber with excellent building sites.

TRACT #5 - 11.152 acres +/- of primarily wooded land with mature trees and a cleared building site near the road and multiple sites within the property's interior.

TRACT #6 - 3.458 acres +/- with a barn, a pond and some wooded land.

TRACT #7 - 16.313 acres +/- with 11 acres +/- of cropland and 4 to 5 acres of wooded land. The predominant soils are Belknap silt loam and Hosmer silt loam.

Each tract has electric and water utility service available.

NOTE: The properties sell subject to building restrictions for the benefit of all buyers: no single-wide mobile homes; double-wide homes are permitted with permanent masonry foundation. This restriction remains until January 1, 2050.

TERMS: 10% down at the auction, balance on or before October 29th, 2018. Possession with deed. 2018 property tax will be paid by sellers. Sellers to convey any and all mineral rights they own. The farmland is currently leased for the 2018 farm year. The buyer of Tract #7 will receive the sellers portion of the proceeds for 2018.

Sellers: The Heirs of
James S. "Beck" and Mary Delephine Roby

270-926-8553
800-264-1204
kurtzauction.com

Auctioneer's Note: Outstanding wooded and cropland acreage in east Daviess County! Rarely do you have an opportunity to buy such beautiful building tracts of this quality near Owensboro. The property is less than eight miles from the US 60 Bypass and within 15 minutes of the Hospital and the HWY 54 corridor. There is abundant wildlife in the area. Potential buyers may want to purchase multiple tracts for an exceptional recreational property. All tracts have more than one building site and blacktopped road frontage on Knottsville-Mount Zion Road.

- David Hawes, Auctioneer

For more information contact David Hawes, Auctioneer.

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