

AUCTION

TUES. MAY 3, 10:00 AM

Location: 1027 Tom's Branch Road, Hartford Ky. From Hartford go north on HWY 231 1.6 miles, then west on HWY 136 four miles, then north on Tom's Branch Road 0.8 miles to the auction site. From Owensboro at the Wendell Ford Expressway and HWY 231 go south on HWY 231 16.25 miles, then west on JT King Road 0.5 miles, then south on Tom's Branch Road 0.8 miles.

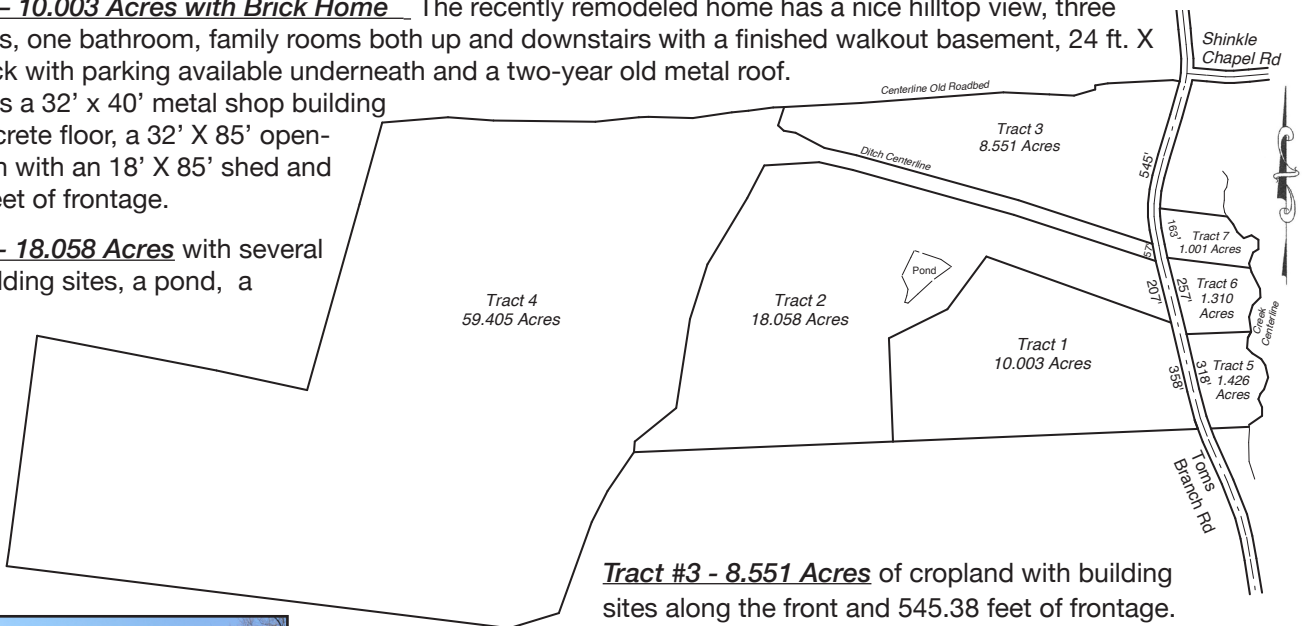
The David Tichenor Estate and Carolyn Tichenor have authorized Kurtz Auction & Realty to sell the following property regardless of price:

Note: All tracts have been recently surveyed and have blacktop road frontage on Tom's Branch Road.

100 +/- ACRES IN 7 TRACTS HOME WITH BUILDINGS BUILDING SITES - TIMBER/HUNTING ACREAGE

Tract #1 - 10.003 Acres with Brick Home The recently remodeled home has a nice hilltop view, three bedrooms, one bathroom, family rooms both up and downstairs with a finished walkout basement, 24 ft. X 24 ft. deck with parking available underneath and a two-year old metal roof. It also has a 32' x 40' metal shop building with concrete floor, a 32' X 85' open-front barn with an 18' X 85' shed and 358.27 feet of frontage.

Tract #2 - 18.058 Acres with several good building sites, a pond, a barn and 207.10 feet of frontage.



Tract #3 - 8.551 Acres of cropland with building sites along the front and 545.38 feet of frontage.



Home on Tract #1

Tract #4 - 59.405 Acres of Wooded Land. This tract would make excellent hunting land and has young timber with future income potential. The acreage has 50 ft. of deeded access to Tom's Branch Rd., a pond and a 30' X 40' tobacco barn.

Tract #5 - 1.426 Acre building site that is currently cropland with 317.81 ft. of frontage.

Tract #6 - 1.310 Acre building site that is currently cropland with 257.15 ft. of frontage.



Pond on Tract #2



Actual trail camera photos taken on the property.



Young timber on Tract 4

Tract #7 - 1.001 Acre wooded building site with 163.3 feet of frontage.

Terms: 10% down day of sale, balance within 45 days. Possession with deed. Property taxes will be prorated and collected at closing.

For more information and photos go to kurtzauction.com or call David Hawes, App. Auctioneer.

Owners: David Tichenor Estate and Carolyn Tichenor *Announcements made day of sale take precedence over printed material.*



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