

AUCTION

Tues., Feb. 5th, 10 AM

Directions: From Smith Mills, KY go northwest on KY 136 for 10.1 miles. Watch for our signs! **Auction Site:** Auction to be conducted at the Lions Club Building located at 1171 Powell Street in Smith Mills, KY.

PRIME HENDERSON COUNTY, KY CROPLAND

161+/- ACRES OF FARMLAND

- 145 ± Tillable Acres
- Selling in 1 Tract
- Good Productive Row
- Crop Soils
- Ohio River Frontage
- Barge Fleeting Lease (\$1,100/yr.)
- Ample Road Frontage

161.124 +/- Acres located on Alzey-Mt. Vernon Rd (HWY 136) northwest of Henderson. The predominant soil type being Huntington Silt loam. The property has 1,800'+/- of frontage on lzey-Mt. Vernon Rd and 1700" of frontage on the Ohio River. There is a barge fleeting lease that pays \$1,100/yr.

For more info go to kurtzauction.com or call Jason Blue, Auctioneer at 812-452-3191 (AU10800083)



Terms: 10% down at the auction site at the conclusion of bidding. The balance is due with delivery of the deed on or before March 22nd, 2019.

Mineral Rights: All mineral rights owned by the Seller, if any, will be conveyed with the sale of the land.

Deed: Seller shall provide a Special Warranty Deed.

Evidence of Title: The Buyer will be responsible for any fees associated with the owner's title insurance policy if one is desired. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title and similar related matters. This tract is sold "AS IS".

Real Estate Taxes: The Seller will pay the Fall 2018 tax bill. The 2019 tax bill is the buyer's responsibility.

Possession: With delivery of the deed.

Acreage: All tract acreages and proposed boundaries are approximate and have been based off of legal descriptions, aerial maps, surveys and other documents. Buyers are encouraged to perform their own due diligence.

Disclaimer: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. THE PROPERTY IS SOLD "AS IS, WHERE IS".** No warranty of representation, either express or implied, or arising by the operation of law concerning the Property is made by the Seller and the Auctioneers and are hereby expressly disclaimed. In no event shall the Seller or Auctioneer/Broker be liable for any consequential damages. The information contained herein is believed to be accurate but subject to verification by all parties relying on it. Seller and Auctioneers assume no liability for its accuracy, errors and omissions. All boundary lines and dimensions are approximate. Seller and Auctioneer reserve the right to preclude any person from the bidding if there is any question, in the sole judgment of the Seller and Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the property, credentials, fitness, etc. All decisions of the Auctioneer are final. **This sale is subject to a Right of First Refusal by TPG Mt. Vernon Marine, LLC.**

There is **NO BUYERS PREMIUM**. Normal and customary closing costs will apply.

Owner: The Nature Conservancy

800-264-1204
kurtzauction.com

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