

Ohio River Bottomland

AUCTION

**WEDNESDAY, NOV. 11TH,
10:00 A.M.**

Location: From Owensboro, KY take US 60 E (US 231N) six miles to the US 60 E & 231 N interchange (near Maceo); turn on Rockport Ferry Road and go 2.3 miles to Upper River Road and continue 2.1 miles to the farm.



- Auction site – the auction will be conducted at the farm on Upper River Road.
- The Daviess County FSA calls for 200.25 acres of cropland; the balance is in riverbank, roads, ditches, trees and misc. land.
- The predominate soil types are Ashton silt loam and Elk silt loam which are both high in natural fertility.

- Improvements: 40' x 84' tobacco barn in good state of repair and a 30' x 48' metal shed in need of repair.
- Frontages: approximately 1,485 ft. on the Ohio River and 1,485 ft. on both sides of the Upper River Road.

- Alternate access – there is a gravel/dirt road on the east end of the farm off of East New Cut Road. Signs posted!

- Minerals: Sellers are making no mineral reservation so the buyer will receive all they own.
- Terms: 10% down on sale day and the balance due on or before December 18, 2015.
- The sellers will pay 2015 Taxes.
- Inspection – Anytime! Feel free to walk or drive around on this farm at your own risk.
- Information: Contact Jim Goetz, Auctioneer.

Barn

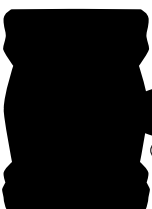
Shed



Owner: Floyd G. and Margaret Mattingly Trust



Announcements made day of sale take precedence over printed material.



KURTZ

AUCTION & REALTY CO.

2015

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