

# AUCTION

## Tues. May 3<sup>rd</sup>, 5:00 PM

Location: 400 HWY 279 S., Owensboro, Kentucky. From Owensboro take US HWY 60 west 3.6 miles to KY 279; turn south and go .4 miles to the property. From Sorgho, take KY 279 north 2.4 miles to the property.

## COUNTRY HOME 7.5 ACRES IN TWO TRACTS TRACTORS, ETC.



**Tract #1** is the home tract and contains 1.001 acres with 318.09 ft. of frontage on KY 279. The home has been remodeled having two bedrooms, full bath, living room, eat-in kitchen with the appliances and enclosed back porch. Upstairs has two bedrooms with a full bath. There is a full unfinished basement. The home has central heat and air, and replacement windows. There is a 21' x 24' detached, two-car garage and a 21' x 36' storage building.

**Tract #2** contains 6.531 acres and is all cropland with two excellent building sites. It has two frontages on KY 279 – 133.71 ft. and 120.05 ft. It is improved with a 42' x 60' tobacco barn in a good state of repair.

**Tractors, etc:** IH Farmall #140 tractor with Woods 5 ft. belly mower; IH Farmall Cub with Woods 5 ft. belly mower and breaking plow; 5 ft. pull-type disk; Land Pride 6' 3 ph blade; 7 ft. horse drawn grain drill on steel wheels; 3 ph subsoiler; old corn sheller; 30 concrete blocks.

### Information and terms:

- A new survey has been done so acreage and distances are exact.
- County water serves both tracts.
- Inspection – anytime! You may walk or drive around on the farm at your own risk.
- Real Estate Terms - 10% down, balance within 30 days.
- Property taxes – pro-rated. Potential bidders have ten days prio to auction for lead base paint inspection.
- **Machinery terms** – full payment by cash or check at the auction.

**Information or showing – contact Jim Goetz, Auctioneer.**

Announcements made day of sale take precedence over printed material.

Tract #2  
6.531 Acres



Tract #1  
1.001 Acres

133.71' 218.09' 120.05'  
KY 279 S.

Owner: Doris P. Riney Estate  
Jim Riney, Executor

270-926-8553

800-264-1204

305 FREDERICA STREET  
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2016

