

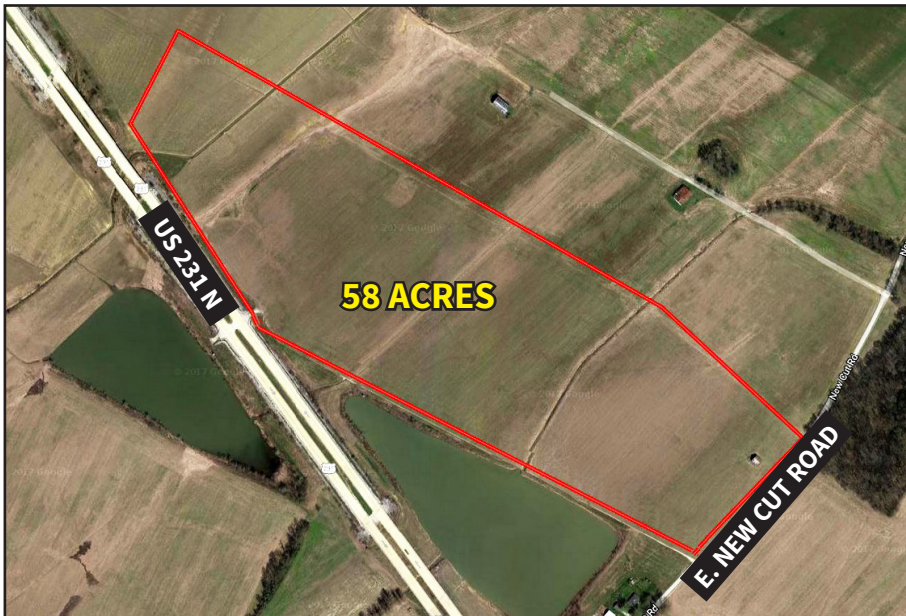
# ABSOLUTE AUCTION

WED. NOV. 1<sup>ST</sup> • 10:00 A.M.

The Estate of Pauline Roberts has authorized Kurtz Auction & Realty Co. to sell the following three farms at **absolute auction**:

**Auction Site: all three farms will be sold at the 58 acres farm on E. New Cut Road.**

## 115 ACRES THREE CROP LAND FARMS



**58 Acres** – From KY HWY 144 just east of Owensboro, Kentucky take US HWY 231 North (US 60 E) seven miles to East New Cut Road; turn northeast and go .3 mile to the farm.

- The lay of the land is flat with the predominant soil type being Elk silt loam
- The Daviess County FSA calls for this farm to contain 55.92 acres of cropland
- It has about 725 ft. frontage on New Cut Road East and about 1,050 ft. of exposure on US 231 N.

**Inspection: Anytime! You may walk or drive around on this property at your own risk. It is the responsibility of the potential bidders use due diligence to learn about this property.**

**47.40 Acres** – From KY HWY 144 just east of Owensboro, Kentucky take US HWY 60 east (US HWY 231 N) six miles to the US 60 E and 231 N interchange (near Maceo) turn on Rockport Ferry Road and go 2.3 miles to Upper River Road and continue 3.2 miles to the farm.

- The lay of the land is flat with the entire soil type being Huntington silt loam
- The Daviess County FSA calls for the farm to have 35.01 acres of cropland
- It has about 1,150 ft. of road frontage on both sides of the Upper River Road and about 1,150 ft. on the Ohio River.



Call Jim Goetz, David Hawes, or Amy Whistle, Auctioneers for more information.

**9.636 Acres** – From KY HWY 144 just east of Owensboro, Kentucky take US HWY 60 East (US 231 N) 5.3 miles to the farm.

- The lay of the land is relatively flat with predominant soil type being Elk silt loam
- The Daviess County FSA calls for this farm to contain 9.61 acres of cropland
- It has access and about 575 ft. of exposure on US HWY 60 East.

### Information and Terms

Auction Site: The entire auction of the three farms will take place at the 58 acre farm on New Cut Road East

- The sellers are making no mineral reservations and are conveying all they own
- The 2017 property taxes will be paid by the sellers
- The terms of the sale are 10% down on sale day and the balance on or before December 15, 2017.

Owner: Pauline Roberts Estate

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