

# Kurtz

AUCTION & REALTY.

305 Frederica Street  
Owensboro, KY 42301

**512 ACRES**  
**TIMBER - CROPLAND - HUNTING**  
**FIVE COMMERCIAL PROPERTIES**  
**U.S. POST OFFICE**

**Wednesday, July 19<sup>th</sup>, 10:00 AM**

**270-926-8553**

**800-264-1204**

**kurtzauction.com**

US POSTAGE  
INDICIA  
PERMIT #563

Wednesday, July 19<sup>th</sup>, 10:00 AM

# 512 ACRES

## TIMBER - CROPLAND - HUNTING

Absolute

# AUCTION

Plus

## FIVE COMMERCIAL PROPERTIES

## U. S. POST OFFICE

### Information and Terms

**Timber** – the Forestry Service marked the timber damaged by the 2009 Ice Storm and only the marked timber was contracted to be harvested.

**Buyers Premium** – A ten percent buyer's premium will be charged and added to the final bid price to determine the purchase price on each tract of property.

**The terms of the sale** are ten percent down on sale day and the balance on or before August 18, 2017.

**Property taxes** on the farms will be prorated. The sellers will pay 2017 property taxes on the five commercial properties in Caneyville.

**The sellers are making no mineral reservations** and are selling all they own and it is believed they own them all.

**Announcements made at the sale take precedence over printed material.**

Kurtz Auction & Realty Co. and its representatives are agents of the sellers.

**Inspections – anytime!** You may walk or drive around on the properties at your own risk. It is the responsibility of the potential bidders to use due diligence to learn about these properties.

**Information – contact Jim Goetz, Auctioneer. Go to [kurtzauction.com](http://kurtzauction.com) for survey.**

Owners: A. T. Woosley Estate  
Hon. David Vickery, Attorney for the Heirs

In order to aid in the settlement of the A. T. Woosley Estate, Kurtz Auction & Realty Co. has been authorized to sell the following properties *to the highest bidder*:

- **153.53 Acres** – From Caneyville, Kentucky take KY HWY 185 south four miles to the farm location at the intersection of KY HWY 185 and Rabbit Flat Road (KY HWY 411).
- **358.3 Acres** – From Caneyville, Kentucky take KY HWY 185 south 4.2 miles to Big Ready Road; turn south and proceed 2.5 miles to the farm.
- **Commercial Building** at 202 Main Street (KY HWY 79), Caneyville, KY.
- **U. S. Post Office building** at 106 Third Street, Caneyville, KY.
- **Warehouse** at 102 Third Street, Caneyville, KY.
- **Apartment house** at 104 Third Street, Caneyville, KY.
- **27.65 x 89.22 vacant lot** at 104-A Third Street, Caneyville, KY.

Owners: A. T. Woosley Estate  
Hon. David Vickery, Attorney for the Heirs

**Auction Site: All properties will be sold at the  
United States Post Office  
106 Third Street  
Caneyville, KY.**

See inside for maps and details for and the back for terms and conditions.

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# 512 ACRES +/- SELLING TWO TRACTS

**153.53 Acres** – From Caneyville, Kentucky take KY HWY 185 south four miles to the farm located at the intersection of KY HWY 185 and Rabbit Flat Road (KY HWY 411). The Grayson County FSA calls for 21.27 acres of cropland; the balance of the land is in timber. The farm has ample road frontage on KY HWY 185 and Rabbit Flat Road.

**358.3 Acres** – From Caneyville, Kentucky take KY HWY 185 south 4.2 miles to Big Ready Road; turn south and proceed 2.5 miles to the farm. The Grayson County FSA calls for 52.57 acres of cropland; the balance is in timber. There are two producing gas wells on this farm. The farm has lots of frontage on both sides of Big Ready Road.

## FIVE COMMERCIAL PROPERTIES

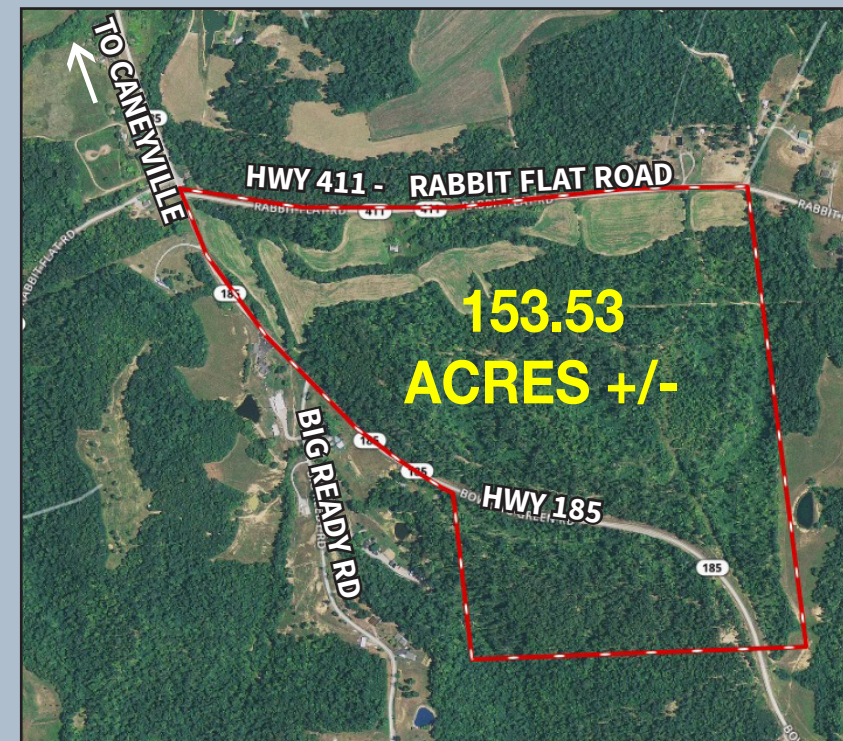
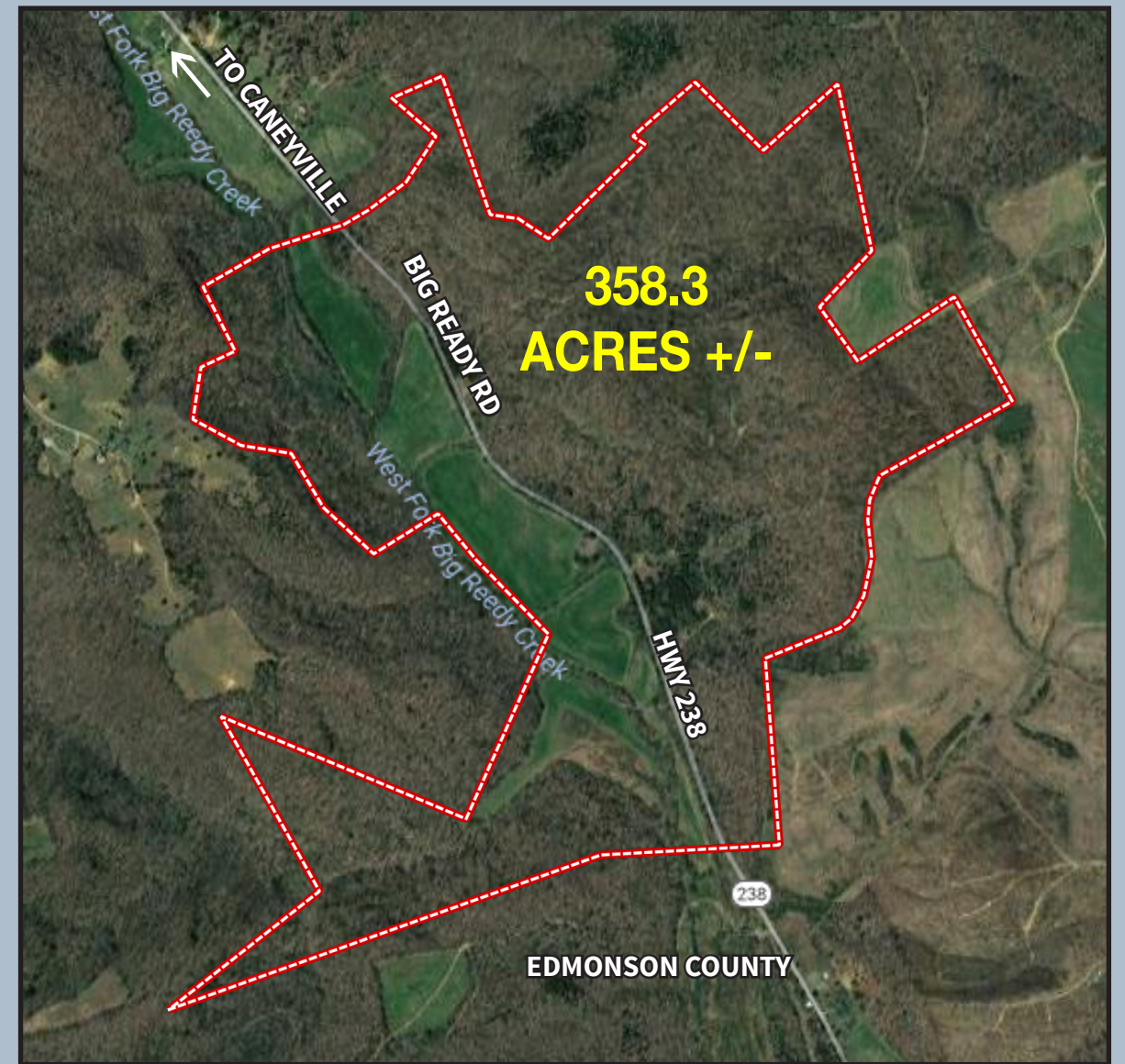
**U. S. Post Office building** at 106 Third Street, Caneyville, KY. This brick building has 2310 sq. ft. The lot has 44.81 frontage on Third Street and 103.51 ft. on Vine Street. It is leased to the U. S. Post Service for \$10,199/year

**Commercial building** at 202 Main Street (KY HWY 79), Caneyville, KY. This brick store building contains 3700 sq. ft. on the first floor with a partial basement. It has two relatively new HVAC units. The lot size is 92.58 ft. x 57.52 ft.

**Warehouse** at 102 Third Street, Caneyville, KY. This frame building contains 2,000 sq. ft. It is situated on a 49.94 ft. x 91.51 ft. lot.

**Apartment house** at 104 Third Street, Caneyville, KY. This two-story concrete block and frame building has 572 sq. ft. on each floor. It is situated on a 30.07 ft. x 90.14 ft. lot.

**Vacant Lot** - 27.65 ft. x 89.22 ft. vacant lot at 104-A Third Street, Caneyville, Kentucky.



Maps not to same scale.  
Boundaries are approximate.

For more information go to  
[kurtzauction.com](http://kurtzauction.com) or contact  
Jimm Goetz, Auctioneer.

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