

# Estate AUCTION

**Tues. Jan. 22nd, 10 AM**

**Location: 7919 KY HWY 258 Owensboro, KY 42301**

Going west from Owensboro on HWY 56, go through St. Joseph and continue on HWY 56 for 1/2 mile, then northwest on HWY 258, 1 mile to the farm.

In order to settle the James L. Calhoun Estate Kurtz Auction & Realty has been authorized to sell the following **regardless of price:**

## 120 1/2 ACRE FARM - CIVIL WAR ERA HOME, SELLING IN SIX TRACTS



Open House:  
Tues. Jan. 15th 3 - 5pm

**Tract 1** – 50.873 acres with 744 ft. of frontage on HWY 258 and mostly all tillable land.

**Tract 2** – 14.407 acres with 1256 ft. of frontage on HWY 258 with a older Civil War era 10-room home at the end of a tree-lined lane. Other buildings include a Quonset building tool shop and a 30' X 60' ft. tobacco barn.  
**Note:** The bath in the home is not connected to septic system.

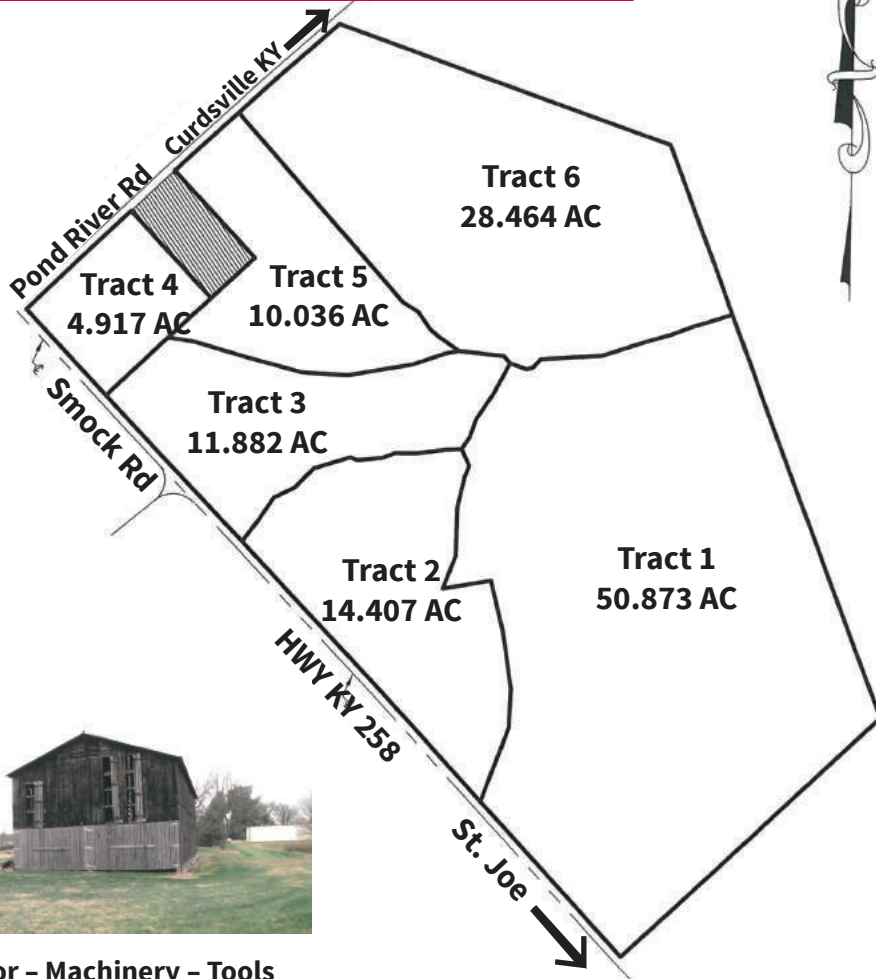
**Tract 3** – 11.882 acres with 712' of frontage on HWY 258 and Smock Rd, building sites, and some tillable land.

**Tract 4** – 4.917 acres located on the corner of Pond River Rd and Smock Rd. with excellent hilltop building sites.

**Tract 5** - 10.036 acres with 306 ft. of frontage on Pond River Rd and mostly all tillable land.

**Tract 6** – 28.464 acres with 475 ft. of frontage on Pond River Rd. and mostly all tillable land.

Feel free to walk or drive over the property at your own risk.



### Tractor - Machinery - Tools

#185 Allis Chalmers diesel tractor; Massey Ferguson #35 tractor; 2-14" plow; Honda 3-wheeler; 4 wheel wagon; 5 ft. rotary cutter; 3 P.H. disk; cultimulcher; 3 P.H. grader blade; pull-type tobacco setter; golf cart; 2-wheel trailer.

### Tools - Miscellaneous

Rear tine tiller; tool chest; air compressor; wheel barrow; ladders; bicycles; hand tools; metal ramps; log chains; metal work tables; extension cords; gas cans; old iron wheels; seeder; old wooden barrels; wrenches; axes; shovels; lumber; dining table & 6 chairs; tables & other items

### Contact Jim Knott, Auctioneer for more information

#### Terms:

**Real Estate:** 10% down at the auction, balance within 30 days. The farm is not rented for 2019. Property taxes have been paid for 2018. Property taxes for 2019 will be paid by the buyer.

**Personal Property:** Paid in full at the auction by cash, check, Visa or MasterCard.

**Owners:** Heirs of James L. and Dorothy Calhoun

Announcements made the day of sale take precedence over printed material. 2018



**270-926-8553**  
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