

North McLean County, KY Estate Farm

AUCTION

FRIDAY, JANUARY 19TH
10:00 AM

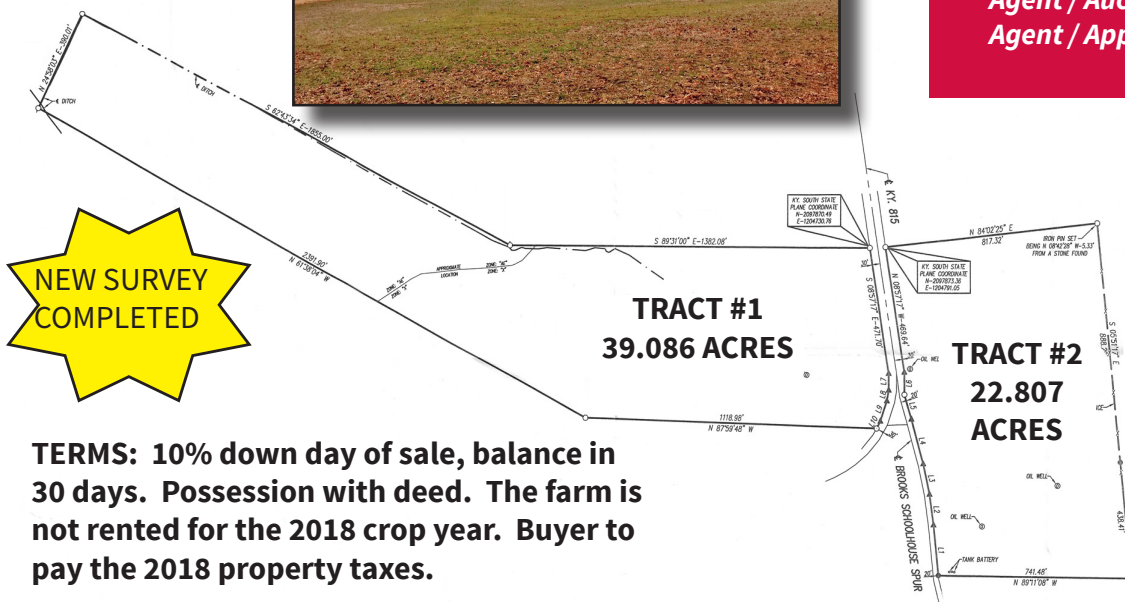
Location: From the intersection of HWY 815 and HWY 81 just north of Calhoun, KY take HWY 815 north two miles to the property. From the intersection of HWY 815 and HWY 140 at Guffie, take HWY 815 south 1.7 miles. Watch for signs.

In order to settle the Albert A. Baughn Estate, Kurtz Auction & Realty Co. has been authorized to sell the following **to the highest bidder regardless of price with no minimum bid.**

61.89 ACRES – TWO TRACTS



- These tracts consist of mostly gently rolling to flat row crop farmland with building sites and access to power and county water.
- A survey has been completed so acreages and distances are accurate.
- Predominant soil types are Belknap, Hosmer and Sharon silt loam soils.
- Tract #1 has an older mobile home and two-bay shed with power, water and 681 ft. of frontage on HWY 815.
- Tract #2 has 555 ft. of frontage on HWY 815 and 692 ft. on Brooks Schoolhouse Spur and an old home site.
- Mineral Rights: The Sellers are conveying whatever mineral rights and lease interest they own. The property sells subject to a producing oil and gas lease.
- **Inspection anytime at your own risk – for additional information, go to kurtzauction.com or call Joe Mills, Agent / Auctioneer or Joseph Mills, Agent / Apprentice Auctioneer.**



TERMS: 10% down day of sale, balance in 30 days. Possession with deed. The farm is not rented for the 2018 crop year. Buyer to pay the 2018 property taxes.

Owner: Albert A. Baughn Estate

270-926-8553

800-264-1204

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