

CLAY COUNTY, KY LAND

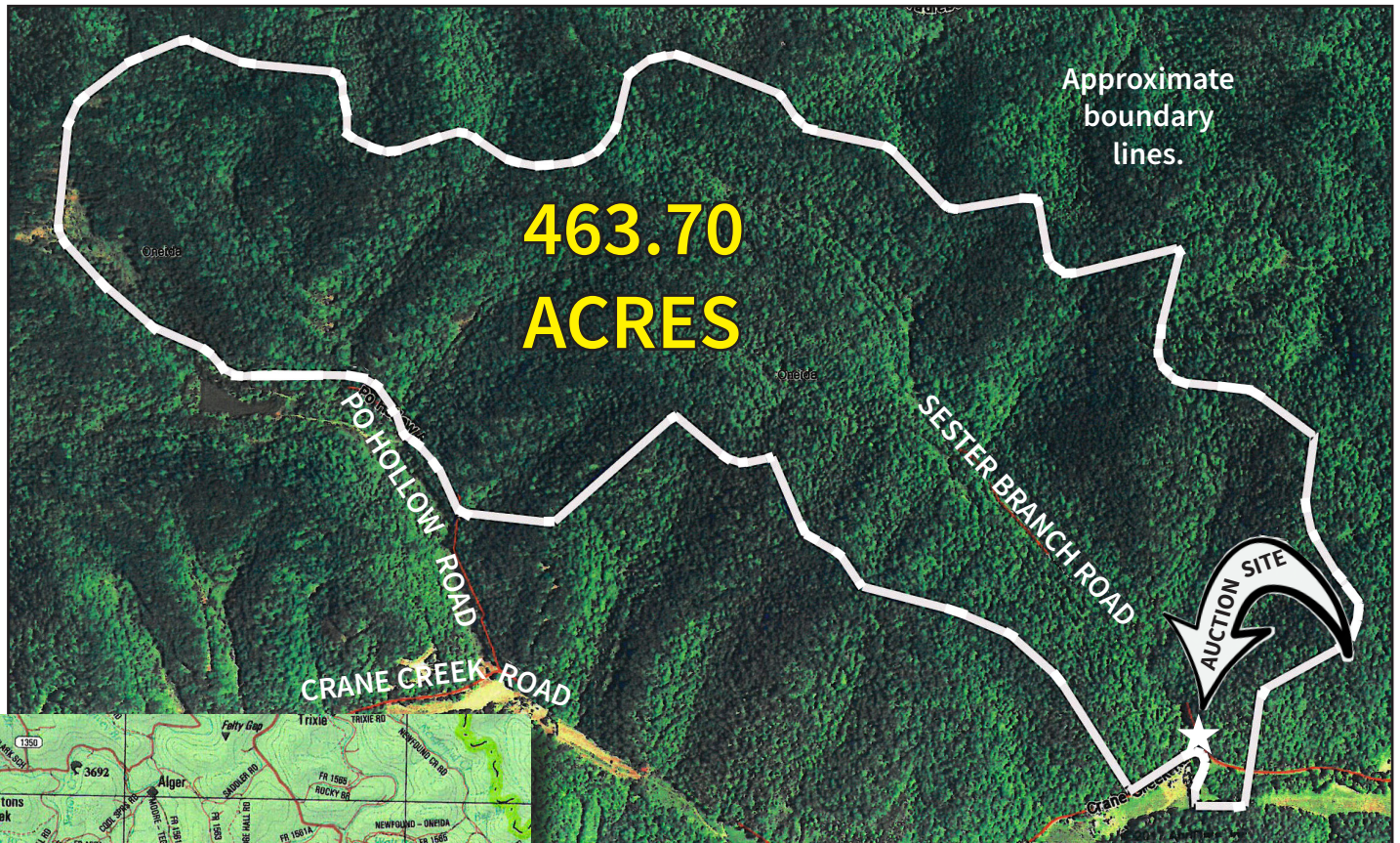
AUCTION

Thursday, October 19th
10:00 AM EDT

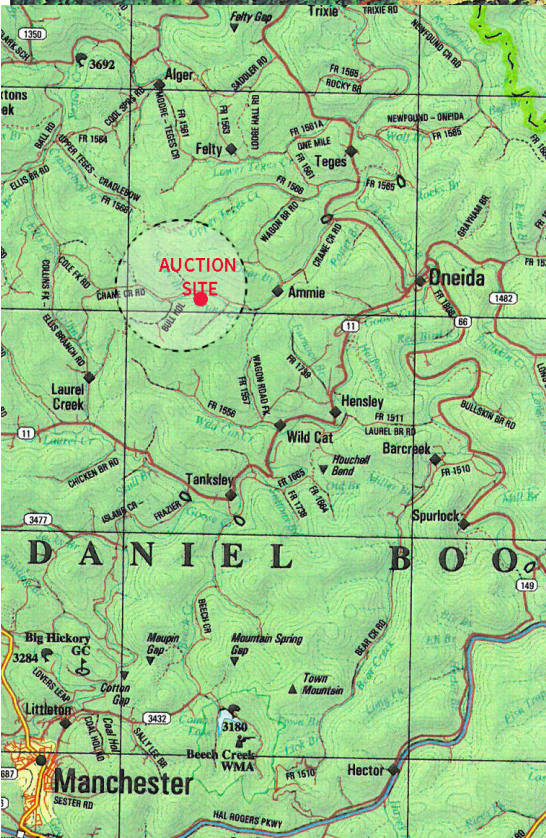
Location: From the Daniel Boone Parkway at Manchester, KY take US HWY 421 N 7.1 miles to HWY 11, turn east 1.8 miles to Collins Fork Road, then north for 1.5 miles to Crane Creek Road. Proceed on Crane Creek Road 2.8 miles to the Auction Site at the entrance to Sester Branch Road. Watch for signs.

Due to other business interests, we have authorized Kurtz Auction & Realty Co. to sell the following to the highest bidder **regardless of price with no minimum bid:**

463.70 ACRES IN ONE TRACT TIMBER – HUNTING & RECREATIONAL PROPERTY



TOPOGRAPHY MAP ON REVERSE



- The auction will be conducted onsite at the entrance to Sester Hollow Road
- Located approximately seven miles north of Manchester, four miles west of Oneida and 25 miles east of I-75 at London, Kentucky
- Timber: It has been about 25 years since the last hardwood timber harvest on this property.
- Hunting: Deer, small game and black bear. Clay County is also in the Eastern Kentucky Elk zone.
- Adjoins the Daniel Boone National Forest on the northeast side
- Blacktop road frontage and creek bottom access through Sester Hollow and Elder Branch (Po Hollow Road)
- Topography: Creek bottoms, ridge tops and moderate to steep slopes
- **Minerals: The seller will convey whatever mineral rights they own including gas lease royalty interest and believe they own all mineral rights. The existing gas wells pay approximately \$1,000 annually.**
- **Inspection anytime: For copies of the aerial photography, topography map and deed description, go to kurtzauction.com. For additional details call Joe Mills, Auctioneer (270)929-5020, Joseph Mills, Apprentice Auctioneer (270) 903-9641 or call 1-800-264-1204 (toll free).**

TERMS: 10% down at the auction, balance due by Nov. 17, 2017. Possession with deed. 2017 property taxes paid by the seller. The closing will take place at the office of the closing attorney in Manchester, KY 40962.

Owner: Darryl T. and Bettye H. Cain

270-926-8553

800-264-1204

kurtzauction.com

Kurtz
AUCTION & REALTY®

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10:00 AM EST

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TIMBER – HUNTING & RECREATIONAL PROPERTY**

DETAILS, MAP AND LOCATION ON REVERSE

kurtz
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