

HENDERSON COUNTY, KENTUCKY

Auction Site: Tract #1 at the barn located on Middle-Delaware Road.

AUCTION

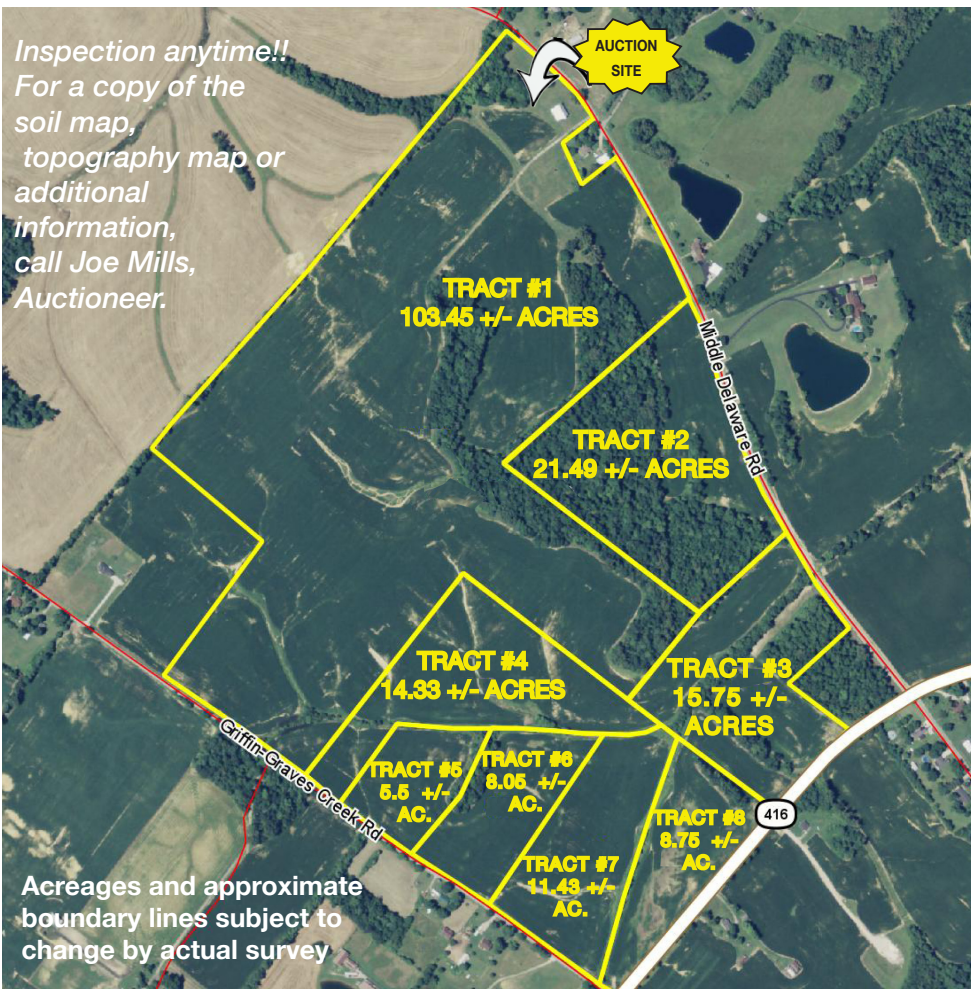
MONDAY, OCTOBER 19TH, 10:00 AM

Location: This property is located on Middle-Delaware Road, Griffith Graves Road and HWY 416. From the Zion Exit (Exit 5) off the Audubon Parkway just east of Henderson, go south on Highway 1078 ¼ mile, then continuing south on Highway 812 one mile, then east on Middle-Delaware Road two miles to the auction site. Watch for signs!

In order to dissolve our partnership, we have authorized Kurtz Auction & Realty Co. to sell the following:

189 ± ACRES IN 8 TRACTS FROM 5 TO 103 ACRES CROPLAND AND BUILDING SITES

Inspection anytime!!
For a copy of the soil map, topography map or additional information, call Joe Mills, Auctioneer.



Tract #1 - 103.45 ± acres of mostly gently rolling cropland. There are 1,325 ± feet of frontage on Middle-Delaware Road and 800 ± feet on Griffin Graves Road. There is one producing oil well and one non-producing well. The buyer will receive the landowners 1/8 interest in the production.

Tract #2 - 21.49 ± acres with wooded building sites and six acres of cropland with 1,150 ± ft. of frontage on Middle-Delaware Road.

Tract #3 - 15.75 ± acres with a wooded building site and the remainder in flat cropland. There are 525 ± ft. of frontage on Middle Delaware Road and 500 ± ft. on HWY 416.

Tract #4 - 14.33 ± acres of cropland with 175 ± ft. of blacktop road frontage.

Tracts #5 and #6 have good hilltop building sites and 400 ± ft. of frontage each. Tract #5 has 5.5 + acres and Tract #6 has 8.05 + acres

Tract #7 - 11.43± acres of mostly flat to gently rolling cropland with 600 ± ft. of frontage.

Tract #8 - 8.75 ± acres of flat to gently rolling cropland with approximately 75 ft. of frontage on Griffin Graves Road and 1,100 ± ft. on HWY 416.

Terms: 10% down day of sale, balance within 45 days. Possession with deed subject to crop removal. Seller to pay 2015 property taxes.

- The predominant soil types are Hosmer, Belknap and Alford silt loam.
- There is marketable timber on Tracts 1,2 &3.
- County water is available to all tracts
- The seller will furnish a new survey prior to closing. In the event more than one tract is purchased by a buyer, those parcels will be combined as one surveyed tract.
- All tracts sell subject to Planning & Zoning approval
- Minerals: The Sellers are conveying whatever mineral rights they may own.
- All tracts sell subject to an existing oil and gas lease.

Owners: Linda Fambrough and Connie Mays



KURTZ

Announcements made day of sale take precedence over printed material.

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AUCTION & REALTY CO.

2015