

EAST DAVIESS COUNTY, KENTUCKY CROPLAND

AUCTION

**THURSDAY, MARCH 17TH
10:00 A.M.**

Auction Site: The entire auction will take place on Tract #1 near the intersection of Free Silver Road and Lanham Road, 1.8 miles north of Knottsville, KY and 2-1/2 miles east of the intersection of HWY 1389 and Free Silver Road.

In order to facilitate a 1031 Tax Free Exchange, the sellers have authorized Kurtz Auction & Realty Co. to sell the following farms to the highest bidder with no minimum bid:

2 PUP CREEK BOTTOMS CROPLAND TRACTS

Tract #1: 35 Acres +/-

Located at the northwest corner of Free Silver Road and Lanham Road. Watch for signs.

- FSA office calls for 32.2 acres of flat cropland.
- 98% of this tract is Belknap silt loam, a highly productive soil.
- The tax office calls for 34.94 acres, the deed calls for 40.3 acres and computerized mapping indicates 34.23 acres.
- Approximately 2,200 ft. of blacktop frontage on Free Silver Road and 850 ft. on Lanham Road.

Tract #2: 27 Acres +/-

Located at the northwest corner of Free Silver and Scythia Roads, one mile west of Tract #1 and 1-1/2 miles east of the intersection of HWY 1389 and Free Silver Road and at the intersection with Winkler Road.

- FSA office calls for 26.03 acres of flat cropland.
- This farm is tiled!
- The predominant soil types on this tract are Bonnie silt loam and Belknap silt loam.
- The deed and the PVA office call for 27 acres.
- Approximately 1,575 ft. of blacktop frontage on Free Silver Road and 500 ft. on Scythia Road.

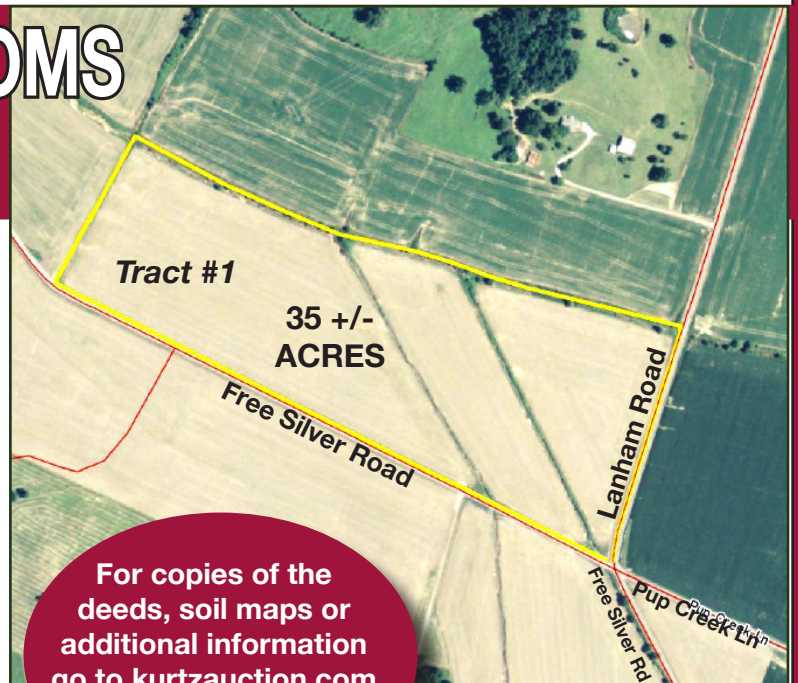
These farms are not rented for the 2016 crop year Farming rights granted day of sale!

The sellers will pay for the stalk spraying and soil testing which have already been done...they are ready to go!

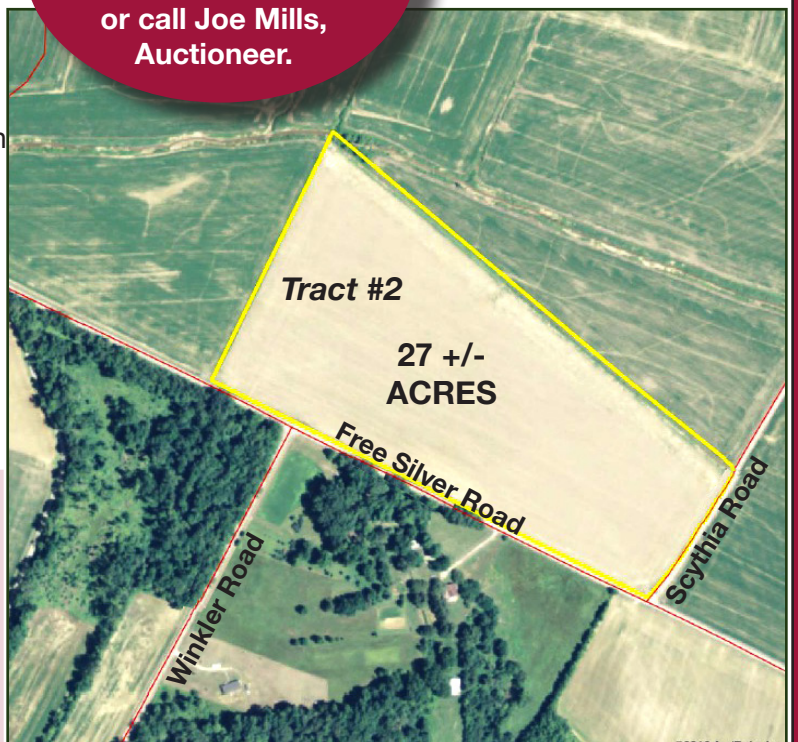
Mineral Rights: The sellers are conveying whatever mineral rights they own and believe they own them all.

The successful purchasers of this property will agree to cooperate with the sellers and their qualified intermediary to facilitate the 1031 Tax Free Exchange with no additional cost to the buyer.

Owners: James W. Hazel, Sr. and Nanette Hazel



For copies of the deeds, soil maps or additional information go to kurtzauction.com or call Joe Mills, Auctioneer.



NOTE: Land in Pup Creek bottoms rarely comes available especially when you determine the value!!

TERMS: 10% down day of sale, balance due in 45 days. 2016 property taxes paid by the buyer.

Announcements made day of sale take precedence over printed material.



270-926-8553
800-264-1204
305 FREDERICA STREET
OWENSBORO, KENTUCKY 42301
kurtzauction.com