

# Ohio County Building – Farm – Timber Tracts

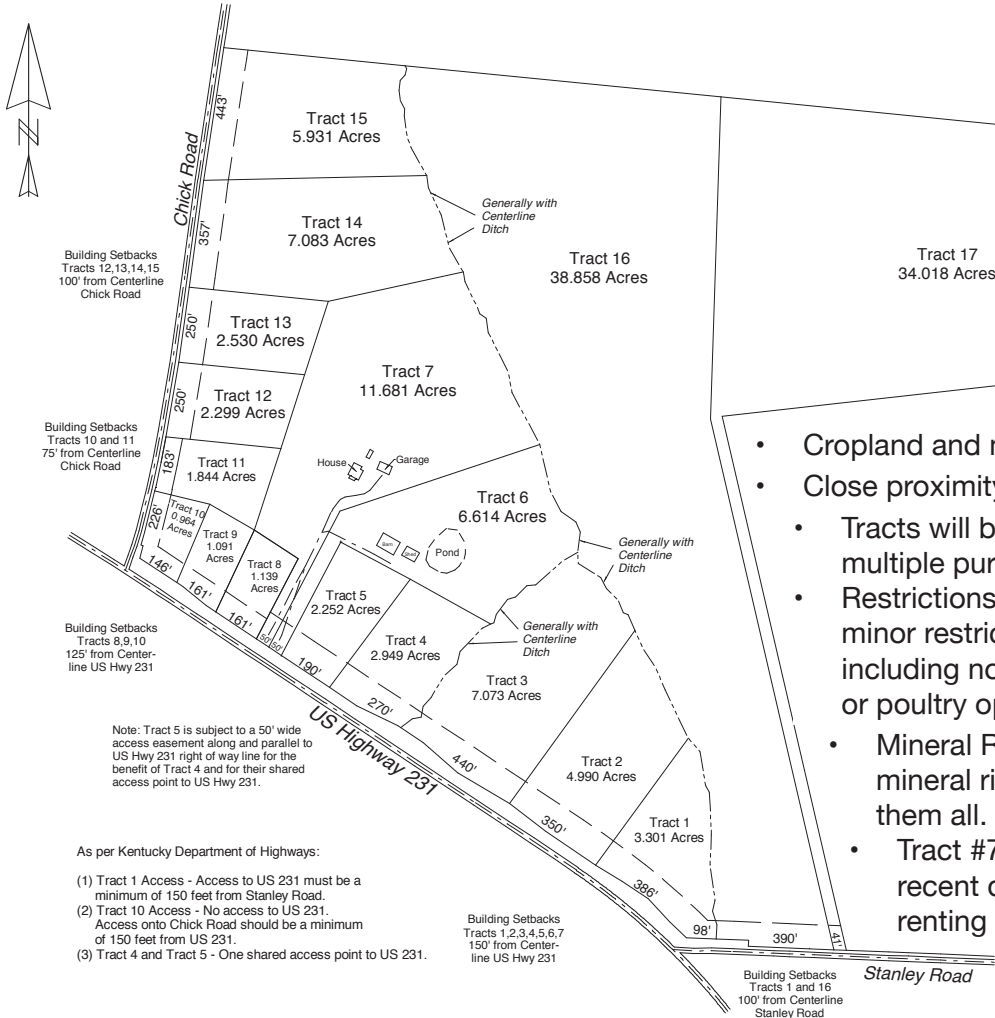
# AUCTION

## FRIDAY, OCTOBER 28<sup>TH</sup> 10:00 A.M.

Location: US HWY 231 and Chick Road, ½ mile south of Beaver Dam, KY and 1-1/2 miles north of Interstate 66 (formerly Western Kentucky Parkway). Watch for signs.

The Hocker Family has owned this land over 150 years and has authorized Kurtz Auction & Realty Co. to sell the following to the highest bidder with no minimum bid.

# 17 TRACTS FROM 1 ACRE TO 38 ACRES



- All tracts sell regardless of price!
- Attractive building sites
- Commercial potential

- Utilities available to most of the tracts – electric, water and gas!
- Sewer available for large scale development with installation of a lift station

- Cropland and mature timber
- Close proximity to the interstate exchange
- Tracts will be sold in a manner that will allow multiple purchases
- Restrictions: The property will sell subject to minor restrictions for the protection of the buyer including no mobile homes or commercial swine or poultry operations.
- Mineral Rights: the sellers will convey whatever mineral rights they own and believe they own them all.
- Tract #7 has a sided home with central air and a recent dimensional shingle roof that is presently renting for \$450 per month

- Tract #5 will sell subject to 50 ft. access easement for benefit of Tract #4

- As per Kentucky Department of Highways:
- (1) Tract 1 Access - Access to US 231 must be a minimum of 150 feet from Stanley Road.
  - (2) Tract 10 Access - No access to US 231. Access onto Chick Road should be a minimum of 150 feet from US 231.
  - (3) Tract 4 and Tract 5 - One shared access point to US 231.

Building Setbacks  
Tracts 1,2,3,4,5,6,7  
150' from Centerline US Hwy 231

Building Setbacks  
Tracts 1 and 16  
100' from Centerline Stanley Road



Home on Tract #7

- Driveway placement on Tr. #1 will be 150 ft. minimum from Stanley Road and driveway placement on Tr. #10 will be 150 ft. from US HWY 231 will be on Chick Road.
- Inspection anytime! Feel free to walk the tracts at your own risk. Inspection of the home on Tract #7 by appointment.
- **For further information, call Joe Mills, Auctioneer or go to [kurtzauction.com](http://kurtzauction.com).**

**TERMS:** 10% down day of sale balance in 45 days. Possession with deed subject to tenant rights on the house. 2016 property taxes paid by the seller.



See other side for aerial photo

Owner: Hocker Farms, LLC and Hocker Endeavors, LLC

270-926-8553

800-264-1204

[kurtzauction.com](http://kurtzauction.com)

**KURTZ**  
AUCTION & REALTY®

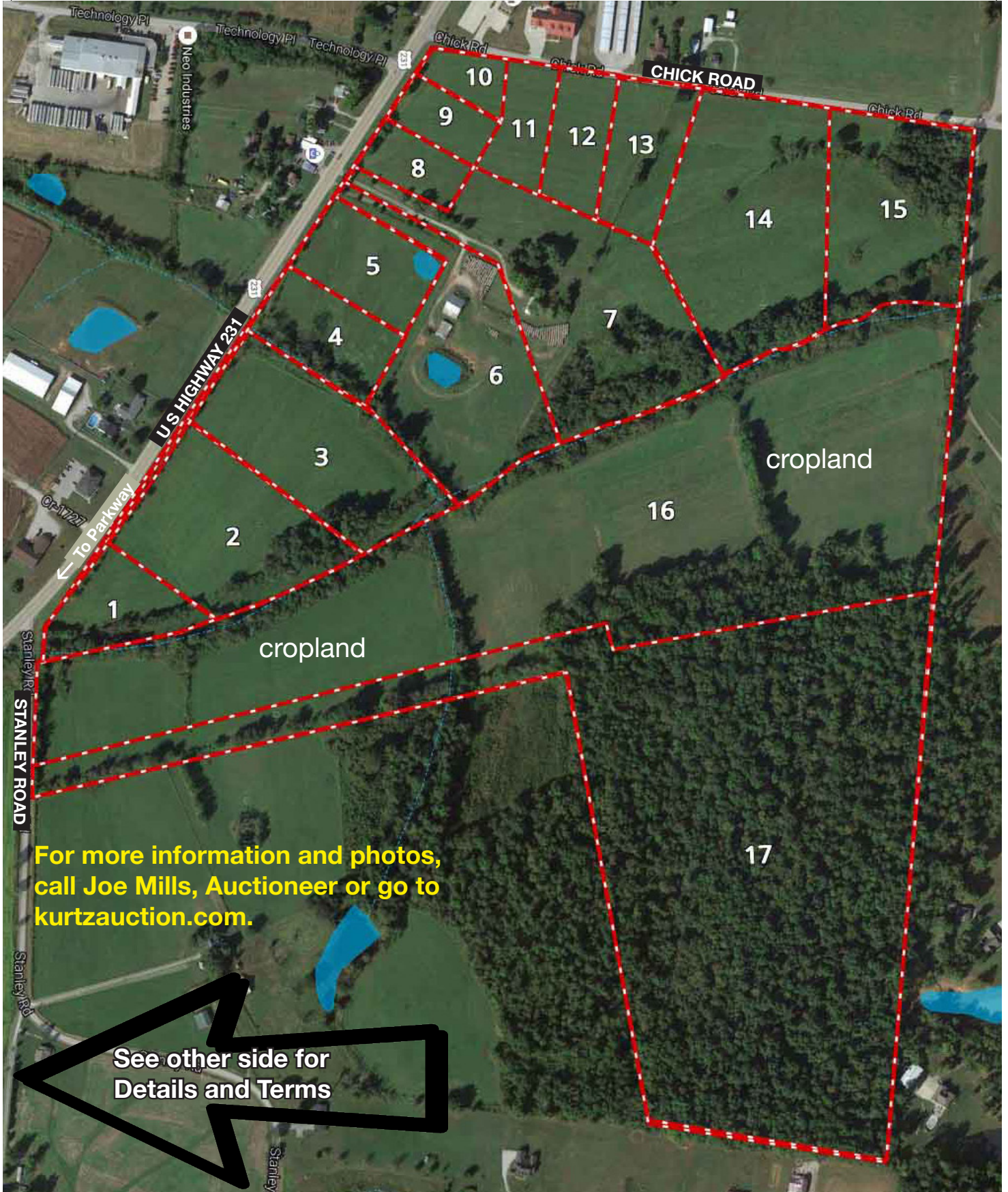
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See other side for  
Details and Terms

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