

OHIO COUNTY ESTATE CROPLAND FARM AND HOME

AUCTION

FRIDAY, JUNE 26, 10:00 A.M.

Location: 2928 Denton Slack Road, Dundee, Kentucky.

Directions: From Hartford/Beaver Dam Exit 50 on the William H. Natcher Parkway, take HWY 69 North 10.5 miles to Denton Slack Road, then west for 2/10 mile. From Fordsville, KY, take HWY 69 south six miles to Denton Slack Road. Watch for signs.

98 +/- ACRES - TILED CROPLAND, COMPLETELY RENOVATED BRICK 1 HOUSE



MAP AND MORE PHOTOS ON REVERSE



- Selling regardless of price with no minimum bid
- The FSA office calls for 87.5+/- acres of cropland with approximately 70 acres presently being planted.
- Buyer to receive the 30% landlords share of the 2015 corn and soybean crop.
- Predominate soil types are Newark and Nolin Silt Loam, both extremely productive soils
- The farm has approximately 1,150 ft. of frontage on Denton Slack Road and 3,000 ft. of Rough River frontage.
- The home interior was completely renovated in 2009 including treated floor joists, electrical, plumbing, HVAC, drywall, trim, cabinetry, windows, custom oak flooring, exterior trim, a recent metal roof and septic laterals.
- Living room with gas fireplace, eat-in kitchen, master bedroom with walk-in closet, full bath and utility room
- Two additional rooms on the second level with refinished original heart pine floors. The home has approximately 1,584 total sq. ft. of living space
- Two-car vinyl-sided garage with attached screen porch; wood deck and hot tub.
- 30' x 50' metal garage/shop building with a 10' x 20' heated/cooled office, overhead doors and insulated shop area with cabinets.
- 24' x 40' pole building with 12' sidewalls, older stock barn and two older grain bins
- **Inspection anytime!! Call Joe Mills for a time of scheduled home showings.**

MOWER - OFFICE EQUIPMENT - MISCELLANEOUS ITEMS

Zero-turn Snapper Z-rider "Turf Cruiser" mower, 61" front deck, 27hp Kohler engine; Fire King fireproof legal size file cabinet; (2) 12" Fire King fireproof file cabinets; Panasonic FP, D350 four-tray copier; 6' x 3' executive office desk; 6 ft. wood conference table; marble-top walnut washstand; Frigidaire washer; Roper dryer; gas grill; horse collars; harness and other horse related items and miscellaneous items.

TERMS: 10% down day of sale balance in 30 days. Possession of home with deed; possession of farmland subject to the 2015 crop rental agreement. Buyers have ten days prior to sale for lead based paint inspection. Buyer to pay the 2015 property taxes. Cash, check, Visa or MasterCard in full day of sale on personal property.

OWNER: Martha Mitchell Estate
Donna Montgomery, Owner/Executrix



2015

KURTZ

AUCTION & REALTY CO.

Announcements made day of sale take precedence over printed material.

270-926-8553

800-264-1204

305 FREDERICA STREET
OWENSBORO, KENTUCKY 42301

kurtzauction.com

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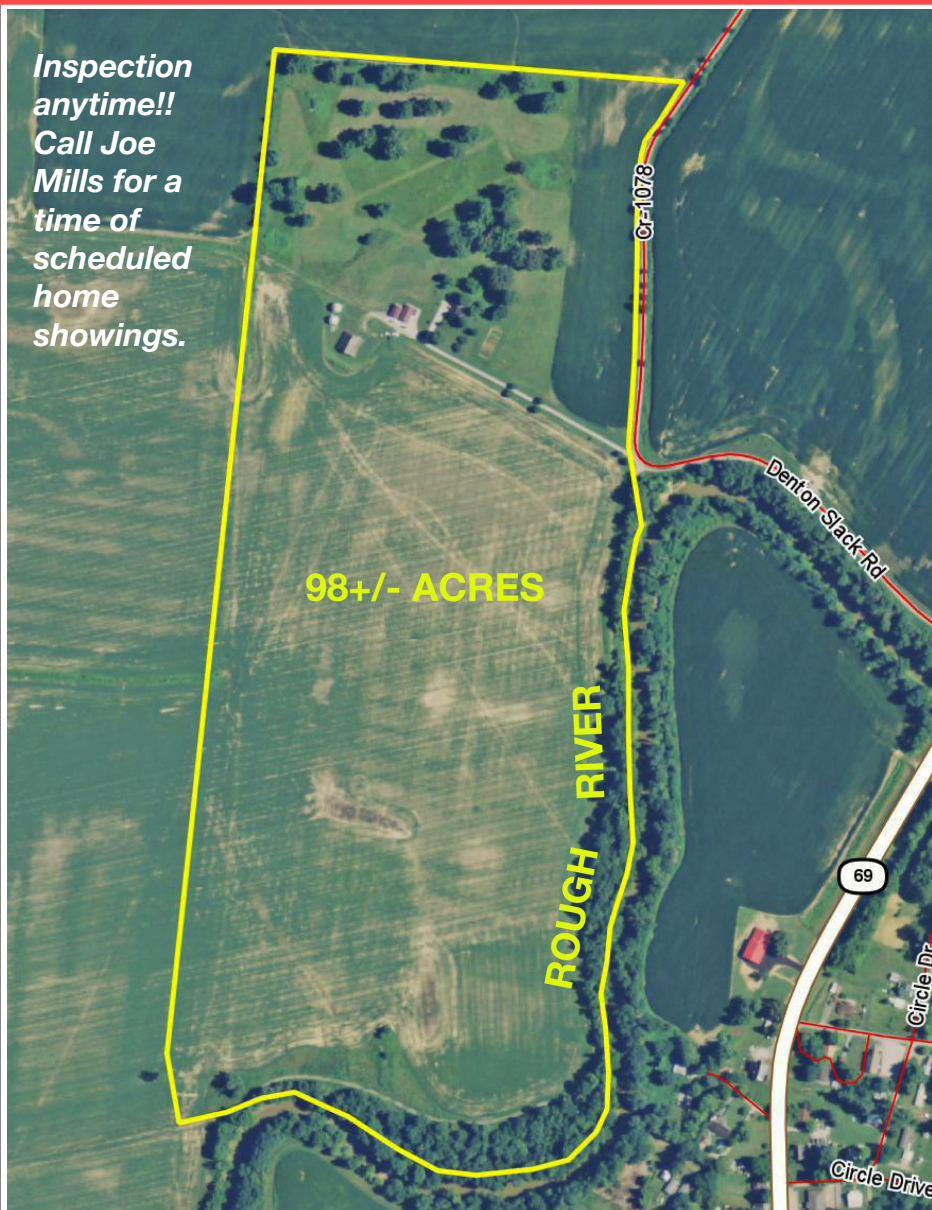
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DETAILS AND PHOTOS ON REVERSE

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