

CROPLAND & TIMBER LAND NEAR MADISONVILLE, KY

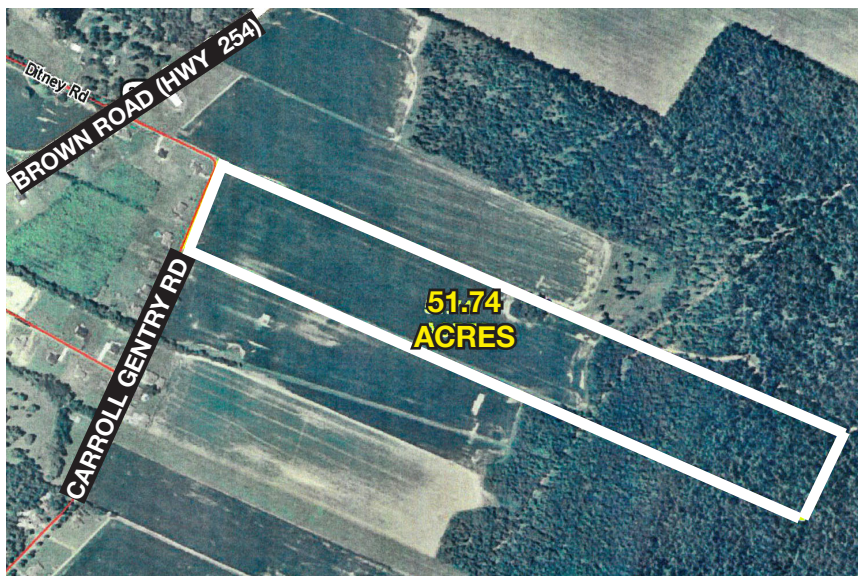
AUCTION

FRIDAY, DECEMBER 4TH 10:00 A.M.

Location: From the intersection of HWY 70/85 at the Pennyrile Parkway (Exit 42), on the east side of Madisonville, KY, take HWY 254 north four miles to the east end of Carroll Gentry Road. Turn east for 0.1 mile to the property. Watch for signs.

Having inherited this property and residing out-of-state, we have authorized **Kurtz Auction & Realty Co.** to sell the following to the highest bidder with no minimum bid:

51.74 ACRES IN ONE TRACT



- This land offers something for everyone....crop income, management timber, hunting, building site and investment opportunity
- The property has 543 ft. of blacktop road frontage with access to power and county water
- Approximately 28 acres of flat row crop farmland with the remainder in quality young management timber.
- Predominant soil types are Karnak Silty Clay, Robbs Silt Loam and Karnak Silt Loam. The cropland is not rented for 2016.
- Ideal hunting land in the Elk Creek basin with hunting rights granted day of sale!!
- Several nice homes in the immediate area. The front 8+/- acres of this property are not located in the flood plain.
- Mineral rights – there are no mineral rights involved in this sale

TERMS: 10% down day of sale balance in 30 days.
Possession with deed. Hunting rights granted day of sale. 2015 property taxes will be paid by the seller.

Inspection anytime!! For a copy of the survey, topo, flood plain and soil maps or additional information call Joe Mills, Auctioneer of go to kurtzauction.com.

Owner: Harold O'Dell Heirs

Announcements made day of sale take precedence over printed material.



KURTZ

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