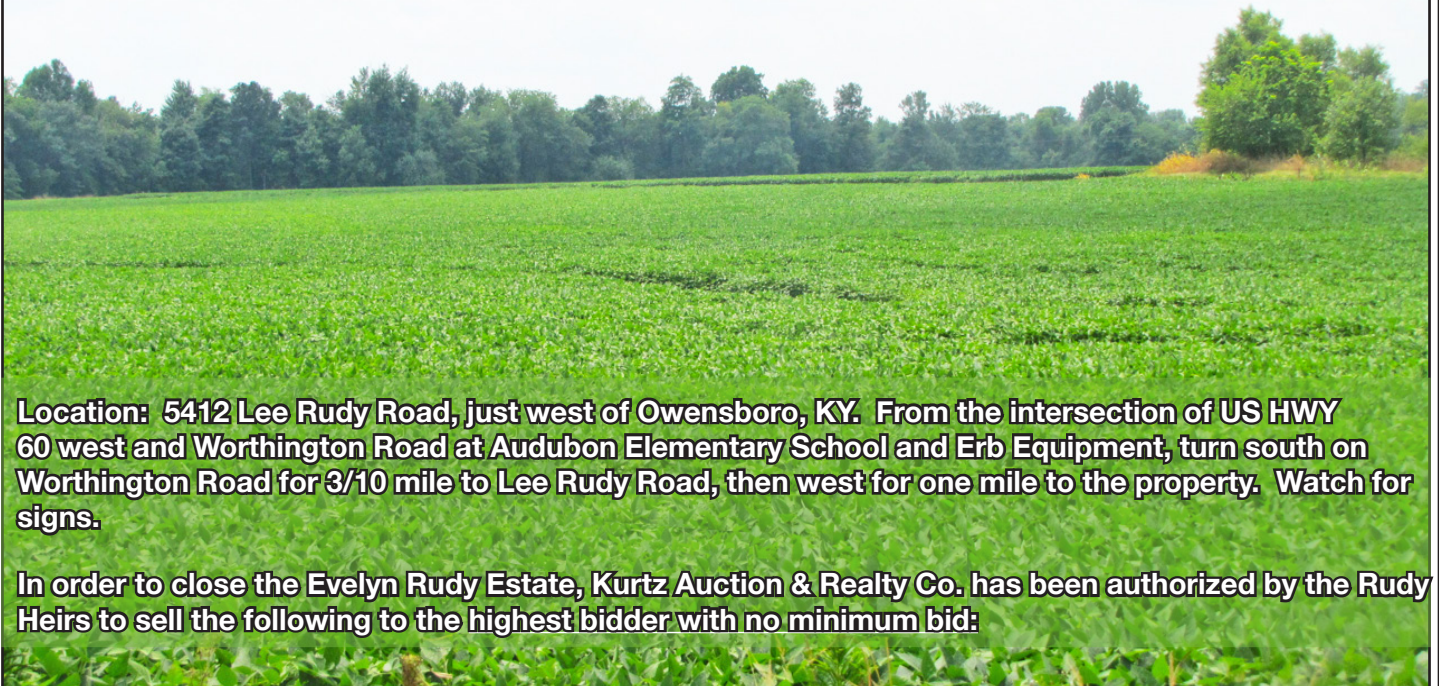


**CROPLAND / HOMESITE  
IN THE SHADOW OF OWENSBORO**

**WED. AUGUST 26<sup>TH</sup>  
5:30 P.M.**

**AUCTION**

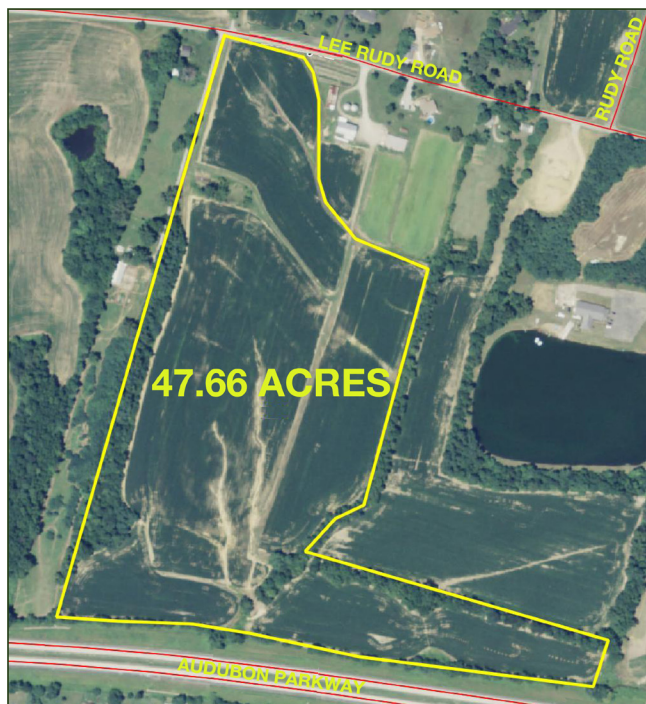


**Location: 5412 Lee Rudy Road, just west of Owensboro, KY. From the intersection of US HWY 60 west and Worthington Road at Audubon Elementary School and Erb Equipment, turn south on Worthington Road for 3/10 mile to Lee Rudy Road, then west for one mile to the property. Watch for signs.**

**In order to close the Evelyn Rudy Estate, Kurtz Auction & Realty Co. has been authorized by the Rudy Heirs to sell the following to the highest bidder with no minimum bid:**

**47.662 ACRES**

**CROPLAND & BUILDING SITE**



- Sells regardless of price!!
- A recent survey has just been completed
- The topography is flat to gently rolling with the predominant soil types being Alford and Patton Silt Loams
- 317' of blacktop frontage on Lee Rudy Road and approximately 2,000' along the Audubon Parkway
- The majority of this farm is row crop farmland presently planted in soybeans with the buyer receiving the landlord's 30% share of the 2015 crop.
- Minerals: The Seller will convey whatever mineral rights they own and it is believed that minerals under a portion of the property were previously reserved in prior deeds

**TERMS:** 10% down day of sale balance within 30 days. Possession subject to crop removal. Buyer to receive the landlord's 30% share of the 2015 crop and will pay the 2015 property taxes.

**• Inspection anytime – a large portion of the property can be viewed from Lee Rudy Road or call Joe Mills, Auctioneer for a copy of the survey, aerial photo and soil maps.**

Owner: Evelyn V. Rudy Estate and Heirs  
Joe Rudy, Executor



**kurtz**

*Announcements made day of sale take precedence over printed material.*

**270-926-8553**

**800-264-1204**

305 FREDERICA STREET  
OWENSBORO, KENTUCKY 42301

*kurtzauction.com*



**AUCTION & REALTY CO.**

2015