

608.48 ACRES +/- CROPLAND AND WOODED TRACTS

BUTLER COUNTY, KENTUCKY

SELLING IN EIGHT TRACTS

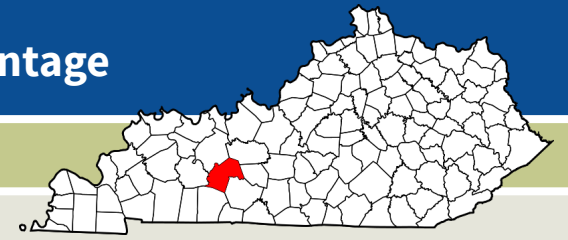
**AUCTION DATE
THURS. DEC. 7
10 AM**

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AUCTION & REALTY

PRESORT STD
U.S. POSTAGE PAID
OWENSBORO, KY
42301
PERMIT #563

Butler County, KY Cropland – Green River Frontage

Thursday, December 7th, 10:00 AM



AUCTION

608.48 Acres

- 8 SURVEYED TRACTS FROM 25 TO 270 ACRES
- MOSTLY FLAT ROWCROP BOTTOM LAND
- TWO TIMBER / HUNTING TRACTS
- **SELLING REGARDLESS OF PRICE**

Location: This property is located in the Green River bottoms approximately one mile northwest of the Provo community and 3-1/2 miles northeast of Rochester, Kentucky.

Directions: From Exit 27 on the William H. Natcher Parkway (future I-65 spur) just north of Morgantown, KY, take HWY 70 west 2-3/4 miles to Provo Road (HWY 1117). Go north on Provo Road 6-3/4 miles to the Rochester-Green River Road, then north for 3/4 mile to Tract #7. Continue north to the bottoms. Watch for signs.

Auction Site: The entire auction will take place at the Provo Community Building located in Provo on the Provo Road between the Rochester-Green River Road and the Doolin Rone Cemetery Road.

Auctioneers Note:

This is the second large land auction we have conducted for the Walters Family. This auction offers both large and small cropland tracts with highly productive silt loam soils, river frontage, hunting, and the ability to buy one or multiple tracts to suit your investment strategy. This is a no reserve auction so make your inspections and financial arrangements early and plan to be with us on December 7th ready to invest in one of our safest investments....good quality productive farmland.

- Joe Mills, Agent / Auctioneer

*See Inside for:
Aerial Map
Tract Descriptions
and Terms*

*Contact Joe Mills,
Auctioneer for
more information*



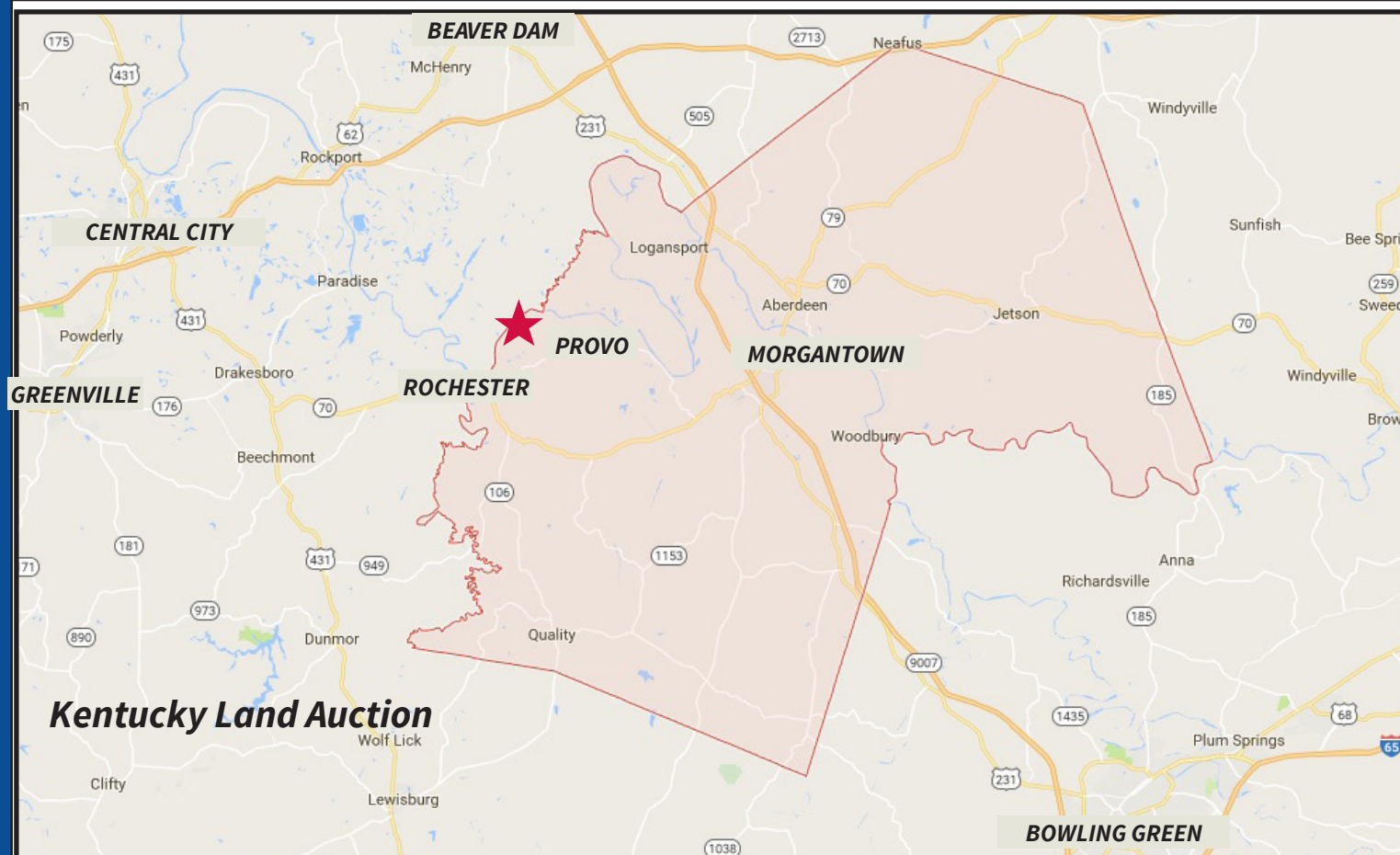
270-926-8553

800-264-1204

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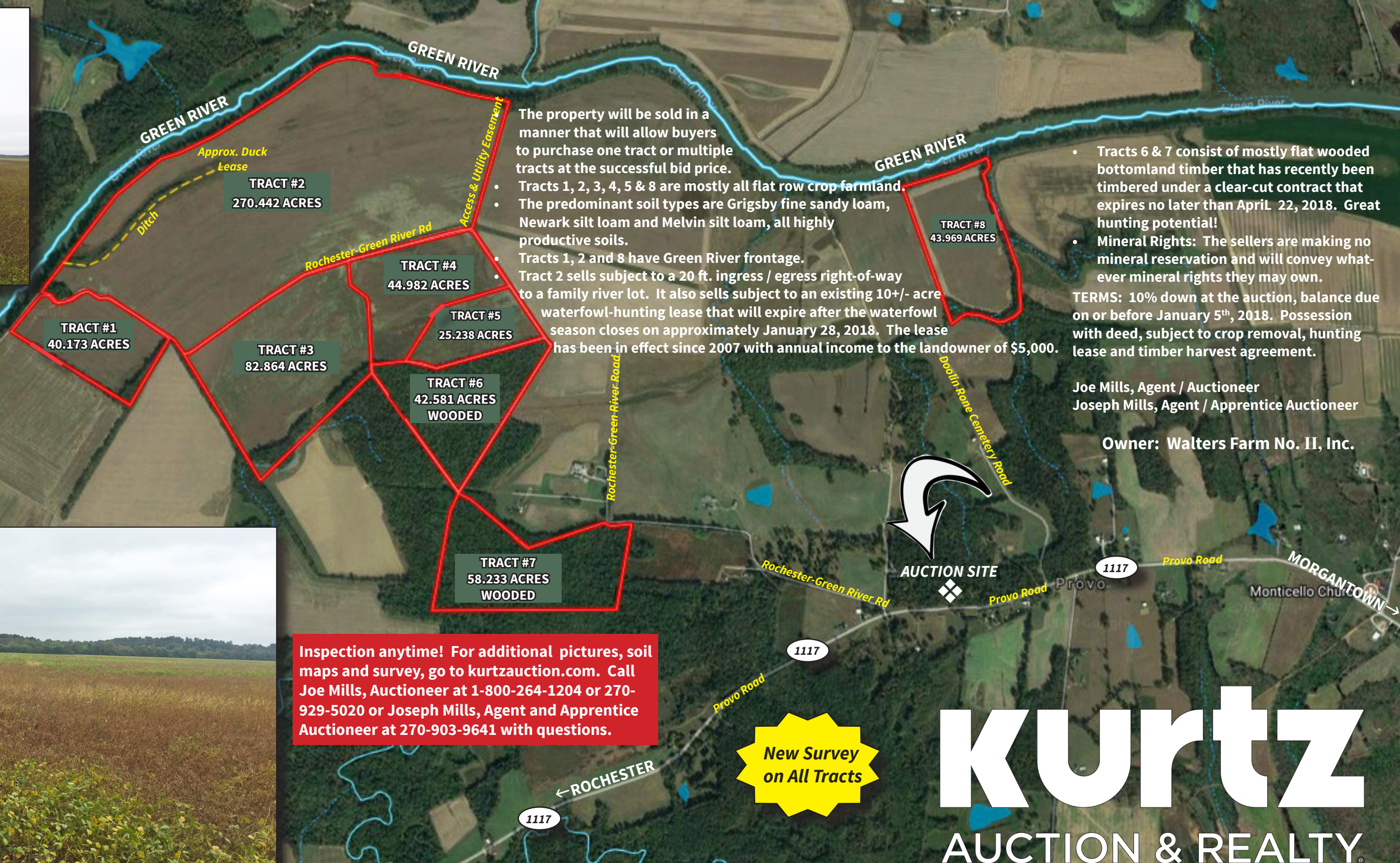
AUCTION & REALTY®



In order to liquidate the Walters family farming corporation, we have authorized Kurtz Auction & Realty Co. to sell the following to the **highest bidder regardless of price with no minimum bid.**

608.48 ACRES SELLING IN 8 TRACTS

CROPLAND AND WOODED TRACTS IN BUTLER COUNTY, KENTUCKY



The property will be sold in a manner that will allow buyers to purchase one tract or multiple tracts at the successful bid price.

- Tracts 1, 2, 3, 4, 5 & 8 are mostly all flat row crop farmland.
- The predominant soil types are Grigsby fine sandy loam, Newark silt loam and Melvin silt loam, all highly productive soils.
- Tracts 1, 2 and 8 have Green River frontage.
- Tract 2 sells subject to a 20 ft. ingress / egress right-of-way to a family river lot. It also sells subject to an existing 10+/- acre waterfowl-hunting lease that will expire after the waterfowl season closes on approximately January 28, 2018. The lease has been in effect since 2007 with annual income to the landowner of \$5,000.

- Tracts 6 & 7 consist of mostly flat wooded bottomland timber that has recently been timbered under a clear-cut contract that expires no later than April 22, 2018. Great hunting potential!
- Mineral Rights: The sellers are making no mineral reservation and will convey whatever mineral rights they may own.

TERMS: 10% down at the auction, balance due on or before January 5th, 2018. Possession with deed, subject to crop removal, hunting lease and timber harvest agreement.

Joe Mills, Agent / Auctioneer
Joseph Mills, Agent / Apprentice Auctioneer

Owner: Walters Farm No. II, Inc.

Inspection anytime! For additional pictures, soil maps and survey, go to kurtzauction.com. Call Joe Mills, Auctioneer at 1-800-264-1204 or 270-929-5020 or Joseph Mills, Agent and Apprentice Auctioneer at 270-903-9641 with questions.

New Survey on All Tracts

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