

AUCTION

Thursday, August 29th at 10 AM

Location: North Mclean Co. KY on HWY 250 between Calhoun and Buck Creek

Directions: From the intersection of US HWY 431 and HWY 250 12 miles south of Owensboro go west on HWY 250 2 3/4 miles. From Calhoun, KY take HWY 136 east 1 1/2 miles to HWY 250 then east 4 miles. Watch for signs.

163.61± Acres - 3 Tracts - Cropland Building Sites

In order to assist in settling the Taloma "Pee Wee" Ayer Estate, Kurtz Auction & Realty has been authorized to sell the following to the highest bidder with no minimum bid. No buyer's premium.

Tract 1 – 29 1/2 ± Acres

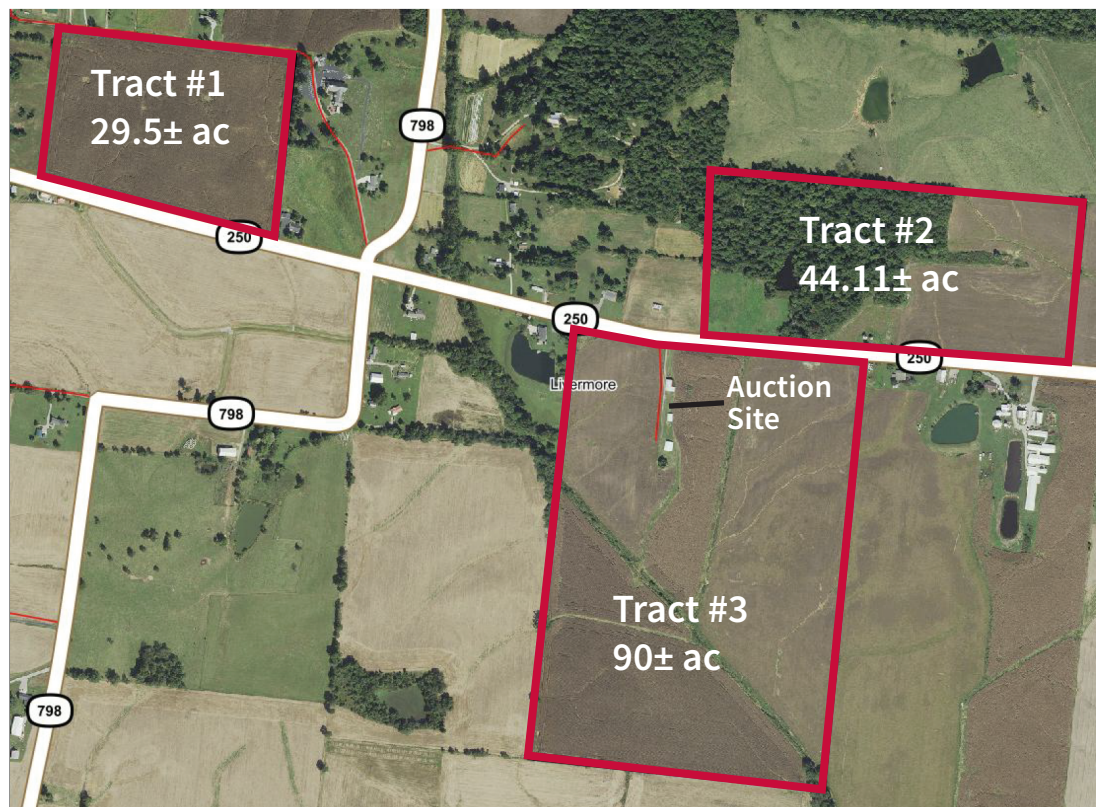
- This tract is all rolling cropland with several building sites on HWY 250 and Pleasant Hope Church Lane
- This tract is easily divisible into multiple home sites with nearly 1/2 mile of frontage
- 1325 ft of frontage on HWY 250 and 1300 ft on Pleasant Hope Church Lane
- Located just west of the intersection of HWY 250 and HWY 798
- FSA calls for 29.66 acres of cropland

Tract 2 – 44.11 ± Acres

- This tract consists of 19.29 acres of gently rolling cropland with the remainder in pasture and woods
- 2000 ft of HWY 250 frontage with building sites
- Improvements consist of 2 older grain bins and 1/2± acre lake.
- This tract is easily divisible into multiple home sites.

Tract 3 – 90 ± Acres

- Mostly flat to gently rolling cropland with 1600 ft of frontage on HWY 250.
- FSA office calls for 90.33 acre of farmland, 83.92 acres of cropland with the remainder in a farmstead and waterways.
- Predominate soil types are Belknap and Hosmer Silt loam
- Improvements consist of a 35'X 60' pole barn with a 12'X24' additional room & electric; 40' X 50' pole barn & 30' X 40' shed.
- The entire auction will be conducted on Tract #3
- The buyer will receive the landlords 1/3 share of the 2019 corn & soybean crop
- Minerals: The sellers will convey whatever mineral rights they own. The buyer will receive whatever rights and privileges the seller has to an existing oil and gas lease on tracts 1 & 2.
- Inspection anytime – feel free to view the property at your own risk from the roads and trails but please respect the growing crops



For additional pictures, maps and drone flyover, go to kurtzauction.com or call Joe Mills or Joseph Mills, Auctioneers

Terms: 10% down at the auction; balance in 30 days. Possession with deed subject to crop and equipment removal. Buyer to pay the 2019 property taxes.

Owner: Taloma "Pee Wee" Ayer Estate
Hon Bill Quisenberry JR, Attorney for Estate

Announcements made the day of sale take precedence over printed matter

800-264-1204
kurtzauction.com

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