

BURBANK FARMS IN UNION COUNTY • 1,122.6 ACRES +/- IN THREE TRACTS

Farm #3 – 1,122.6 Acres +/-, Burbank Farms in Union County, KY with any Mineral Rights They May Own

Location: From the Kentucky side of the Shawneetown Bridge on HWY 56, approximately eleven miles west of Morganfield, Kentucky, take HWY 657 north 1.4 miles and 2 miles to Tracts 1 and 2. Take HWY 657 south ¾ mile to Tract #3. Watch for signs!

Tract #1 – 732 Acres +/-

- The FSA office calls for 698.68 acres of farmland, 368.09 acres of cropland with the remainder in woods.
- 39.97 acres in the CRP program paying \$7,515 annually
- Predominant cropland soil types are Nolin, Newark, and Lindsie Silty Clay soils and Huntington Silt Loam
- Center pivot irrigation system and Ohio River frontage
- The deed calls for 732 acres +/-, PVA calls for 751 acres +/- and computer derived mapping indicates 692.85 acres +/-

Tract #2 – 68 Acres +/-

- The FSA office calls for 64.83 acres of farmland, 28.96 acres of cropland with the remainder in woods
- Predominant cropland soil types are Huntington Silt Loam and Nolin Silty Clay Loam.
- The deed calls for 68 acres +/-, PVA calls for 70 +/- acres and computer derived mapping indicates 67.67 acres.

Tract #3 – 322.6 Acres +/-

- The FSA office calls for 303.06 acres of farmland, 210.31 acres of cropland with the remainder in woods.
- The predominant soil types are Nolin and Newark Silty Clay Loam and Huntington Silt Loam
- Shawneetown Harbor pays \$2,500 annually for barge mooring rights
- The deed calls for 322.6 acres +/-, PVA calls for 322 acres +/- and computer derived mapping indicates 306.65 acres +/-



BURBANK FARMS, TRACT #1



BURBANK FARMS, TRACT #2



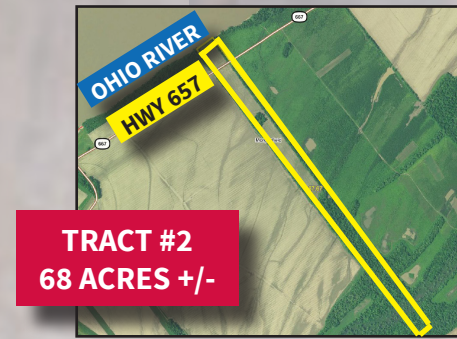
BURBANK FARMS, TRACT #3

Auction Information:
Tuesday, February 27th, 10:00 AM

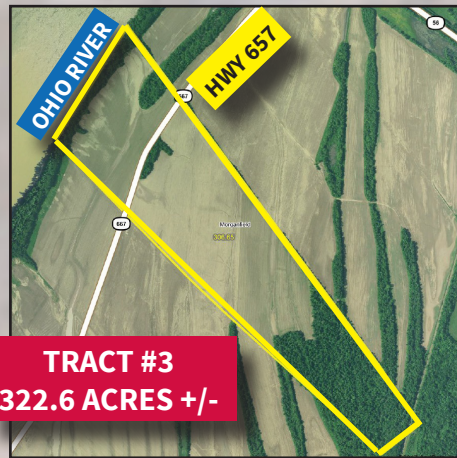
Auction Site:
Smith Mills Lions Club Building
Powell Street
Smith Mills, Kentucky

Details at kurtzauction.com.

2018 Announcements made day of sale take precedence over printed material.



TRACT #2
68 ACRES +/-



TRACT #3
322.6 ACRES +/-

Terms and Conditions

Terms: 10% down at the auction at the conclusion of bidding; balance with delivery of deed on or before April 13th, 2018. **Mineral Rights:** The oil and gas rights owned by Whittington Investments, LLC and the rights owned by Janet Whittington under Sugar Tree Farm will be sold in two sales after the real estate is sold. All other rights not previously conveyed under Sugar Tree Farm will be conveyed to the buyer of the land. There is no reservation on any coal, oil, gas and other mineral rights owned by the seller under the Mound Farm in Horseshoe Bend or Burbank Farms in Union County. **Evidence of Title:** Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title and similar related matters. **Real Estate Taxes:** The Buyer will be responsible for the 2018 tax bill. **Possession:** The Buyer will receive immediate farming rights on the cropland not involved in any CRP program. Full possession will be given with delivery of deed. **Acres:** All tract acreages and proposed boundaries are approximate and have been based off of legal descriptions, aerial maps and other documents. **CRP:** Sugar Tree Farm and Tract #1 of the Union County Burbank Farms sell subject to CRP contracts with the US Department of Agriculture. It is a material condition of the sale that the buyer will assume the sellers position in those contracts and receive income from same. There are no CRP contracts on the Mound Farm or Tracts 2 and 3 of the Union County farms. 2018 CRP payments will be prorated between the seller and the buyer for 2018. **Property Inspection:** Each potential bidder is responsible for conducting at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the Property. **Agency:** Kurtz Auction & Realty Co. and their representatives are the Auctioneers and exclusive agents for the Seller regarding the sale of the Property.

Disclaimer: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The property is sold "as-is-where-is". No warranty of representation, either expressed or implied, or arising by the operation of law concerning the property is made by the Seller and the Auctioneers, and are hereby expressly disclaimed. In no event shall the Seller or Auctioneer/Broker be liable for any consequential damages. The information contained herein is believed to be accurate but subject to verification by all parties relying on it. Seller and Auctioneers assume no liability for its accuracy, errors and omissions. All boundary lines, acreages and dimensions are approximate. Seller and Auctioneer reserve the right to preclude any person from the bidding if there is any question, in the sole judgment of the Seller and Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the property, credentials, fitness, etc. All decisions of the Auctioneer are final.

There is **NO BUYER'S PREMIUM**.

For more information, soil maps, and photos go to kurtzauction.com or contact Bill Kurtz, Joe Mills, or Joseph Mills, Auctioneers.

3,517 ACRES +/- HENDERSON & UNION COUNTIES, KY • FEB. 27, 10:00 AM

Farm #1 – 1,759.76 acres +/-, Sugar Tree Farm, selling in three tracts; oil and gas rights selling separately, all located just west of Smith Mills, KY.

Farm #2 – 635 acres +/-, Mound Farm, selling in one tract in Horseshoe Bend on the Ohio River between Henderson, Kentucky and Evansville, Indiana.

Farm #3 – 1,122.6 acres +/-, Burbank Farms, selling in three tracts approximately ten miles west of Morganfield, KY near the Shawneetown Bridge across from Old Shawneetown, IL.

Also selling producing oil and gas rights with lease interest income under the 1,759.76 acres +/- in Henderson County, KY.

Details at kurtzauction.com

800-264-1204

270-926-8553

Kurtz

AUCTION & REALTY.

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GENTLY ROLLING CROPLAND



FLAT CROPLAND



GOOD HUNTING

Farm #1 - Sugar Tree Farm - 1759.76 Acres +/-
Farm #2 - Mound Farm - 635 Acres +/-
Farm #3 - Burbank Farms - 1,122.6 Acres +/-

Owner: Whittington Investments, LLC & Burbank Farms, LLC

Auction Site: The entire auction will take place at the Smith Mills Lions Club Building at the end of Powell Street, just east of HWY 136 in Smith Mills, KY. Watch for signs.



OIL & GAS RIGHTS SELL SEPARATELY ON SUGAR TREE FARM

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HENDERSON COUNTY AND UNION COUNTY, KENTUCKY

LARGE LAND AUCTION

Tues. Feb. 27th • 10:00 AM

In order to liquidate the assets of Whittington Investments, LLC and Burbank Farms, LLC, Kurtz Auction & Realty Co. has been authorized to sell this farmland, oil and gas rights to the **highest bidder regardless of price.**

3,517.36 ACRES +/-

OFFERED IN SEVEN TRACTS FROM 68 TO 935 ACRES



SUGAR TREE FARM TRACT #1

SUGAR TREE FARM TRACT #2

SUGAR TREE FARM LAKE ON TRACT #3

Farm #1 – Sugar Tree Farm containing 1,759.76 Acres +/- Location: From the intersection of HWY 136 and HWY 359 in Smith Mills, KY, take HWY 136 west one mile to the property. Watch for signs!

Tract #1 – 670 Acres +/-

- FSA office calls for 342.53 acres +/- of flat to gently rolling cropland
- 24.14 acres of CRP land paying \$4,468.00 annually.
- The predominant cropland soil types are Hosmer, Weinbach, Sciotoville & Belknap Silt Loams.
- This farm has approximately 1.8 miles of blacktop frontage on Burbank Road and 2.5 miles on HWY 136
- Improvements consist of a 1,540 sq. ft. frame home, three buildings, three grain bins (approximately 28,000 bu.) and 2-1/2 acre and 1-1/2 acre lakes.
- Buyer will receive \$7,615.00 annual income from a prorated share of an existing hunting lease on the property that runs through March 19th, 2019 with the Lessee having the right to renew for one additional term of five years. The 2018 payment will be pro-rated between the buyer and seller.
- Acreage estimates: aerial computerized mapping based on neighboring surveys, deed plotting, road locations and known property lines indicate 670 acres +/- . Deed description the buyer will receive calls for 622.5 acres +/-.
- There are no oil and gas rights involved in this sale and portions of the property are subject to an existing oil and gas lease. Any other mineral rights the seller may own will be conveyed.

Tract #2 – 935 Acres +/-

- This property is a mix of cropland, CRP land, woods and sloughs
- 172.21 acres of CRP land paying \$33,837.00 annually.
- 68.87 acres +/- of cropland throughout this tract of which 30 to 40 acres inside CRP fields are designated for food plots as directed by the hunting lease.
- 3,700 ft. +/- of blacktop frontage on both sides of HWY 136 and 2,280 ft. +/- on Klondike Road
- Buyer will receive \$10,626.00 annual income from a prorated share of an existing hunting lease on the property that runs through March 19, 2019 with the lessee having the right to renew for one additional term of five years. The 2018 payment will be prorated between the seller and buyer.
- Acreage Estimates: aerial computerized mapping based on neighboring surveys, deed plotting, road locations and known property lines indicate 935 acres +/- . Deed description the buyer will receive calls for 981.92 acres +/-.
- There are no oil and gas rights involved in this sale and portions of the property are subject to an existing oil and gas lease. Any other mineral rights the seller may own will be conveyed.

Tract #3 – 154.76 Acres

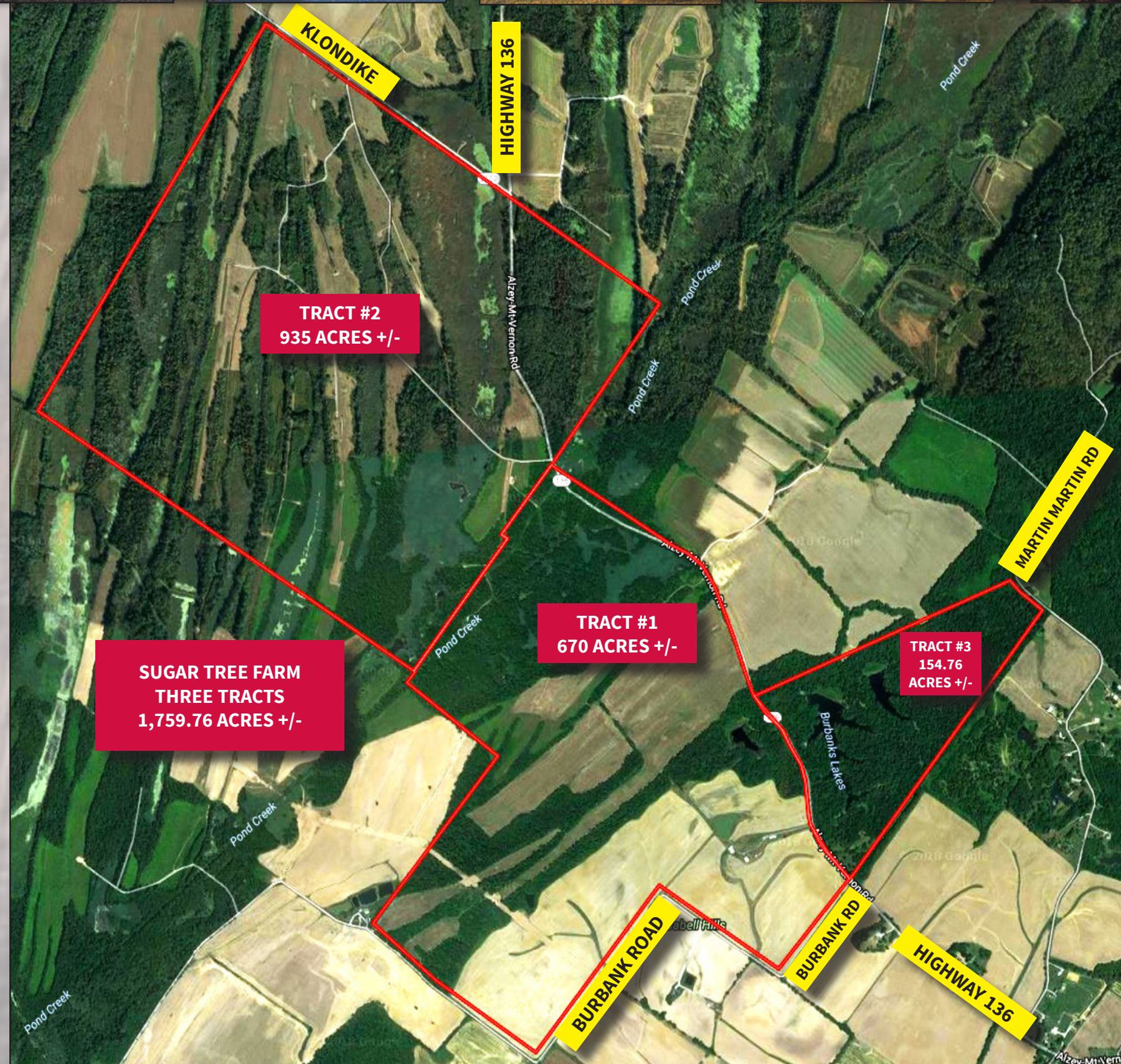
- This tract was recently surveyed so acreages and distances are accurate.
- The majority of the land is wooded. It has a 13-acre lake and a 4-acre lake, both with beaver proof spillways.
- Access to county water and power on HWY 136 and Martin Martin Road
- Approximately 2,842 ft. of blacktop frontage on HWY 136 and 450 ft. on Martin Martin Road.
- Ideal home or cabin site between the two lakes.
- Buyer will receive \$1,759.00 annual income from a prorated share of an existing hunting lease on the property that runs through March 19th, 2019 with the lessee having the right to renew for one additional term of five years. The 2018 payment will be pro-rated between the seller and the buyer.
- There are no oil and gas rights involved in this sale and portions of the property are subject to an existing oil and gas lease. Any other mineral rights the seller may own will be conveyed.

Also Selling: Oil and gas rights together with lease interest income under the 1,759.76 acre +/- Sugar Tree Farm.

Ownership interest in oil and gas selling in two sales:

1. Whittington Investments, LLC owns all the oil and gas under 959.76 acres +/- and 2/5 interest under 620 acres +/- . The seller has received a five-year average annual income of \$123,688.00 from Continental Resources, Inc., a division of Country Mark, from the Whittington Enhanced Recovery Unit Unitization Agreement.
2. Janet Whittington owns 4/15 interest under 620 acres +/- . The sellers adjusted five-year average annual income of \$15,417.00 from the Unitization Agreement.

The above ownership interest has been determined by a recent attorney title opinion. The oil and gas interest will be conveyed to the buyer by a mineral deed conveying the sellers' interest without warranty. The transfer will be processed by Country Mark Refining & Logistics, LLC.



KLONDIKE

HIGHWAY 136

TRACT #2
935 ACRES +/-

TRACT #1
670 ACRES +/-

SUGAR TREE FARM
THREE TRACTS
1,759.76 ACRES +/-

TRACT #3
154.76
ACRES +/-

BURBANK ROAD

BURBANK RD

HIGHWAY 136



OHIO RIVER

MOUND FARM
AT HORSESHOE BEND
635 ACRES +/-

OLD EVANSVILLE-HENDERSON RD

Farm #2 – 635 Acre +/-, The Mound Farm in Horseshoe Bend Location: From US HWY 41 just south of the Ohio River Twin Bridges, take Stratman Road west 8/10 mile then north on the Henderson – Evansville Road 3.7 miles to the farm. Watch for signs.

- Selling in one tract
- FSA calls for 636 acres of farmland and 620.26 acres of cropland. Acreage Estimates: Aerial computerizes mapping indicates 633.17 acres, FSA calls for 636 acres and the deed descriptions the buyer will receive call for 730.8 acres +/-.
- The predominant soil types are Huntington Silt Loam and Huntington Fine Sandy Loam, both very productive soils!
- Minerals: the seller will convey whatever mineral rights they may own.

800-264-1204
270-926-8553

Bill Kurtz • Joe Mills • Joseph Mills
Auctioneers

Auctioneers Note: Seldom does this amount of acres become available. This auction offers a variety of land types from cropland to recreational tracts with a proven income stream from farming, hunting lease, CRP programs, mooring rights and oil income from established leases. Best of all, you determine the price as it all sells to the highest bidder with no minimum bid. Make you inspections and financial arrangements and be with us on February 27th at 10AM for this exciting auction.
- Bill Kurtz, Joe Mills and Joseph Mills, Auctioneers

Owners:
Whittington Investments, LLC
& Burbank Farms, LLC

For soil, topo and aerial map, photos or more information go to kurtzauction.com

