

HOPKINS COUNTY FARMLAND

# AUCTION

**TUESDAY, AUG. 16TH  
10:00 A.M.**

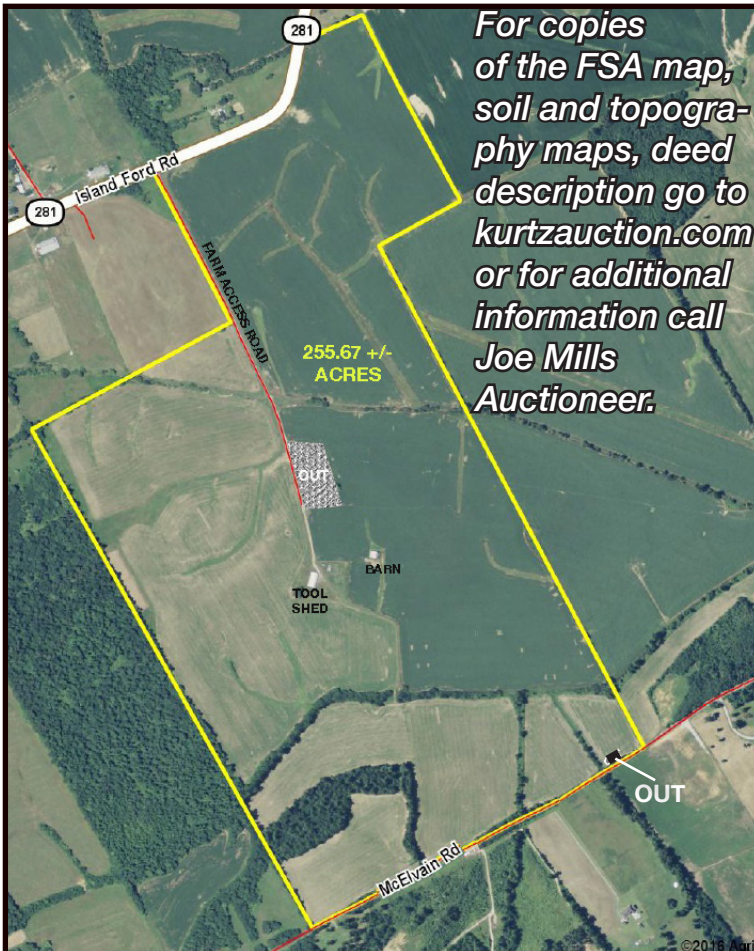


## 255.67 +/- ACRES

Location: From Exit #120 at the intersection of I-69 (Pennyrile Parkway) and HWY 260, at Hanson, Kentucky, take HWY 260 east for 1.2 miles, turn north toward Vandetta on HWY 281 (Island Ford Road) for 2.1 miles to the farm.

From northeast Hopkins County at the intersection of HWY 138 and HWY 281, take HWY 281 south eight miles to the farm. Watch for signs!

By order of the Webster Circuit Court, Civil Action No. 14-CI-00261, Kurtz Auction & Realty Co. in cooperation with the Hopkins Co. Master Commissioner has been authorized to sell the following property to the highest bidder.



*For copies of the FSA map, soil and topography maps, deed description go to [kurtzauction.com](http://kurtzauction.com) or for additional information call Joe Mills Auctioneer.*

- The topography is flat to gently rolling.
- The FSA offices calls for 255.73 acres of farmland with 233.61 acres of cropland.
- Computer generated aerial map based on the surveyed deed footages indicates 255.67 however the deed description calls for more acreage.
- The predominant soil types are Belknap, Hosmer, and Collins silt loams, all productive soils.
- The farm has 1,387' of blacktop frontage on HWY 281 and 2,417' on McElvain Road.
- Improvements consist of a five bay metal roof-and-sided implement shed and a barn.
- The farm has not been planted in 2016.
- Minerals: There are no warranties regarding mineral rights and will sell subject to prior mineral off-conveyances.
- The buyer shall receive a master commissioners deed with the same deed description as the predecessor in title received. The farm will sell subject to the rights of ingress and egress along the farm lane as exercised by the owners of the home and 2.51 acres located near the middle of the farm and a 20' x 40' off-conveyance on McElvain Rd.
- Inspection anytime!! The majority of the farm can be viewed from HWY 281, McElvain Road and the north south gravel farm lane.

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

**TERMS:** Buyer may pay for the farm in full day of sale or make a 10% deposit with the balance upon credit of 30 days. If not paid in full, the purchaser shall execute a good and sufficient bond with approved surety thereon for the purchase price, with the bond accruing interest at the rate of 12% per annum until paid in full. 2016 property taxes will be paid by the buyer. The sale order gives the purchaser a WRIT of possession, which entitles the purchaser to immediately enter and take possession of this property.



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