

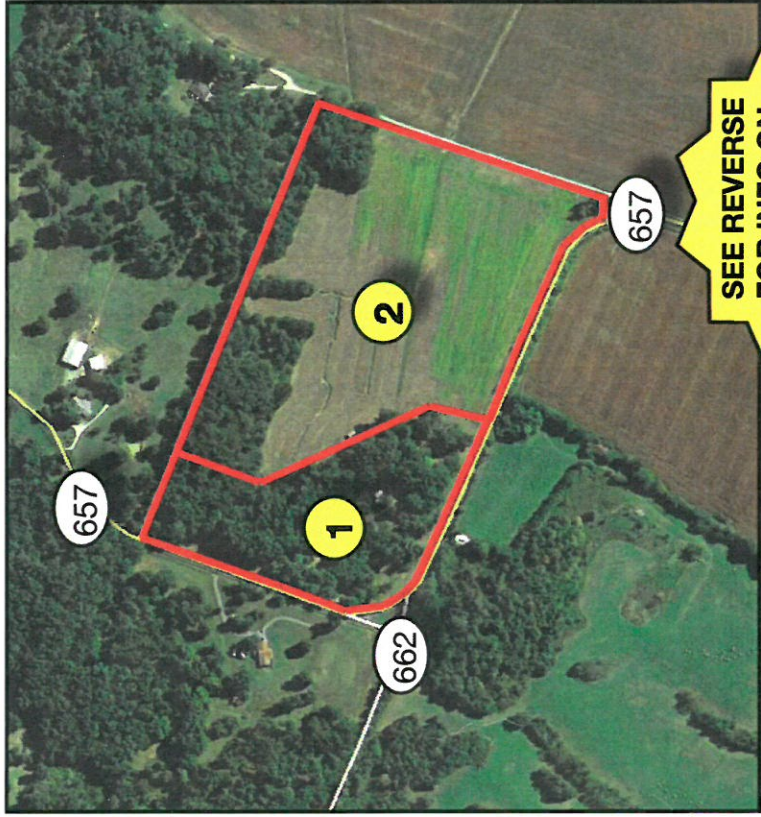
# AUCTION

## TUESDAY, APRIL 19TH 5:00 PM

Location: 5880 HWY 657, Lewisport, Kentucky. From Lewisport, KY take HWY 657 six miles south to the farms.

From Maceo, KY take KY 405 east 1.56 miles to HWY 662, turn northeast and go 5.2 miles to the farms. Signs posted!

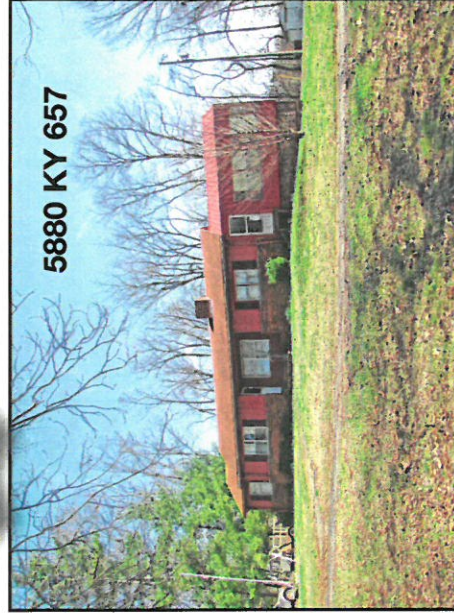
# TWO FARMS - HOME FARM MACHINERY & MISC.



SEE REVERSE  
FOR INFO ON  
82.3 ACRE  
FARM & FARM  
MACHINERY

### 5880 KY 657 (Home on Tract #1)

- Brick and metal home
- Living room
- Two bedrooms
- Large kitchen
- Family room with fireplace
- Living room with electric fireplace
- Large sunroom
- Two baths
- 1/2 basement with wood burner
- Two-car carport
- Hardwood floors
- Upgrades:
  - 2012 new heat and air
  - 2013 new septic tank
  - 2013 electric service
  - 2013 new kitchen floor



5880 KY 657

For more  
information go to  
[kurtzauction.com](http://kurtzauction.com)  
or contact  
Jim Goetz,  
Auctioneer.

*Goetz*

### 27.617 ACRES (2 TRACTS)

Tract #1 is the home tract and contains 6.822 acres located at the intersection of KY 657 and KY 662. It has 1,383 ft. of frontage on KY 657. It is improved with the home, 1-1/2 car garage/shop, tool shed and two storage buildings. *\$70,500 -*

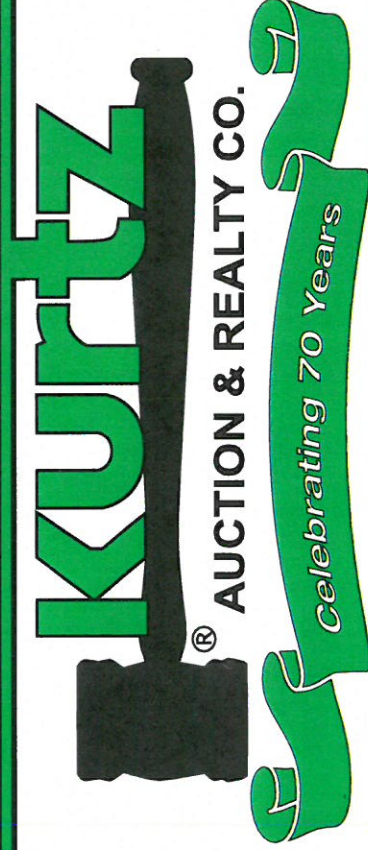
Tract #2 contains 20.795 acres having 720 ft. of frontage on KY 657. It has about 15 acres of cropland with the balance being in woods. The cropland is in wheat and goes to the new owner. *103,975 -*

### INFORMATION AND TERMS:

**All farmland and machinery will be sold at the home at 5880 HWY 657.**

- The farms are not rented; the new buyers will be granted farming rights the day of the sale.
- The cropland has already been limed and fertilized for a corn crop for 2016. • The new buyer will get this as an added bonus.
- A new survey has been done on the 27.617 acres, Tract #1 and Tract #2.
- County water available to all the farms
- Minerals – The sellers are making no mineral reservations; the new buyers will receive all they own.

Announcements made day of sale take precedence over printed material.



270-926-8553

800-264-1204

305 FEDERICA STREET

OWENSBORO, KENTUCKY 42301

[kurtzauction.com](http://kurtzauction.com)

2016

*All 3 Tracts = Total: 584475 - (see reverse)*

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✕ KURZ

✕ Auctioneer

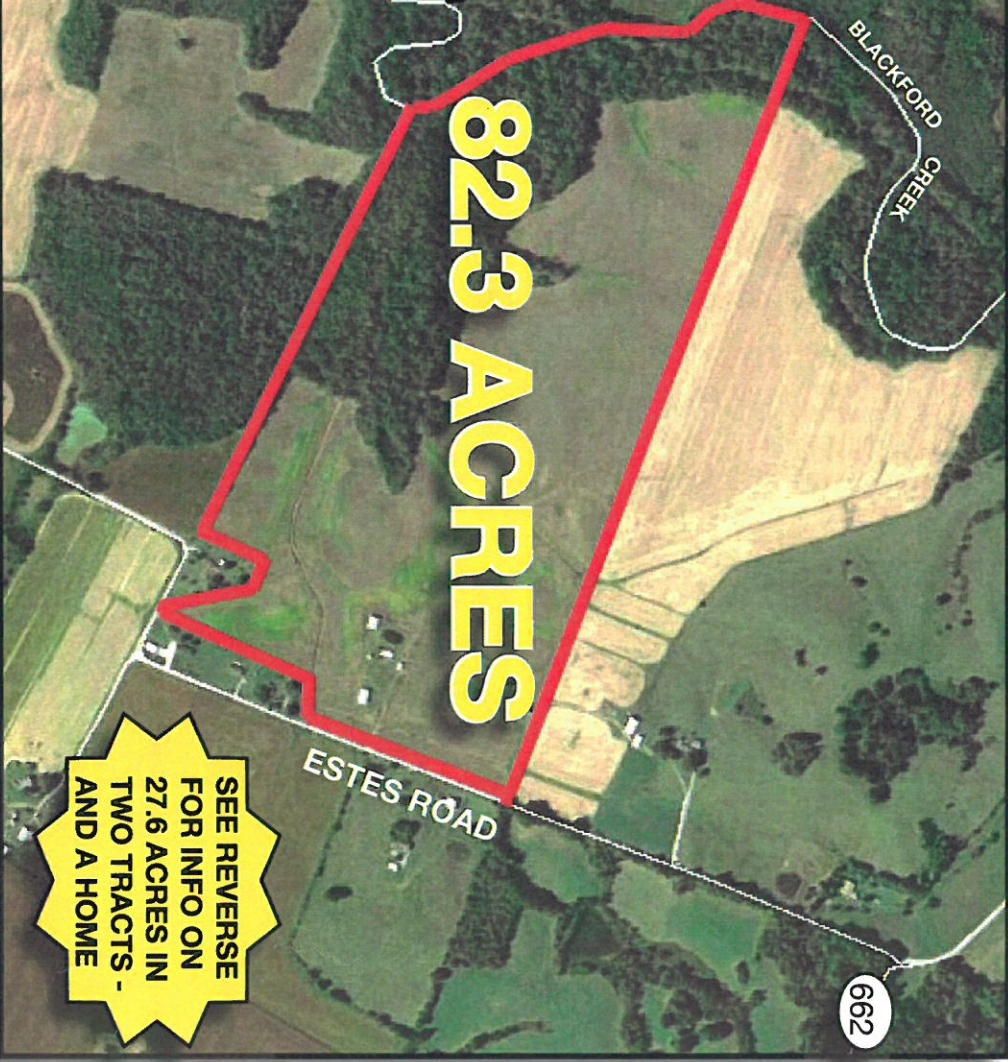
TWO FARMS • HOME • FARM MACHINERY & MISC.

# AUCTION

## TUESDAY, APRIL 19TH, 5:00 PM

Location: From the home at 5880 KY 657 take KY 662 west .2 miles to Estes Road; turn south and go .5 miles to the farm. It has frontage at two locations on Estes Road.

The lay of the land is from flat to slightly rolling with the pre-dominant soil types being Belknap silt loam and Uniontown silt loam. There is 65.21 acres of cropland with the balance being in woods on Blackford Creek. The farm has two barns, small metal grain bin, various storage buildings (some in need of repair) and a mobile home hook-ups.



### 82.3 ACRES

SEE REVERSE FOR INFO ON 27.6 ACRES IN TWO TRACTS - AND A HOME

## FARM MACHINERY

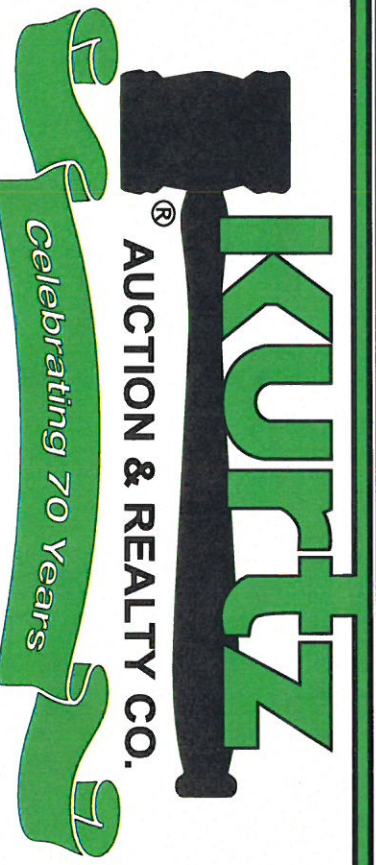
Kioti LK3054 4x4 diesel tractor; John Deere 4-wheel wagon; Campbell 200 gallon sprayer/pump; 7 ft. 3 ph. grader blade; hyd. wood splitter; 3 ph. boom pole; 3 ph. bale spear; antique 10 ft. hay rake with metal wheels; antique Madison horse drawn tobacco setter; cement mixer; railroad jack; 300 gallon fuel tank/hand pump; aluminum wire; aluminum sheeting; high tensile wire; red and green tile; 8 ft. aluminum boat; window air conditioner; misc. items.

**INFORMATION AND TERMS:** Real Estate Terms - 10% down on sale day and the balance within 30 days. Inspection - anytime! You may walk or drive around on the farms at your own risk. It is the responsibility of potential buyers to use due diligence to learn about the property. **Farm Machinery Terms** - Full payment by cash or check at the auction.

Information - contact Jim Goetz, Auctioneer.

Announcements made day of sale take precedence over printed material.

FOR \$ 410,000



AUCTION & REALTY CO.

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305 FREDERICA STREET  
OWENSBORO, KENTUCKY 42301  
kurtzauction.com

2016

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