

Two Tracts

FOR SALE

\$289,900

Pellville, KY

Cropland - Wooded Land - Building Sites

118.645 Acres ±

Location: From the intersection of HWY 144 & HWY 69 at Webber's Corner (21 miles east of Owensboro) take HWY 144 east 4.5 miles to HWY 1700 then east for 1.7 miles to property.

Features:

- Two tracts (can be sold separately)
- 61+/- acres of tillable ground
- 27+/- acres of hay ground
- 30.64+/- acres of wooded ground
- \$12,000 a year income based on a three-year average and a 1/3 rent from current farmer
- Building sites
- Excellent hunting
- Recent survey
- Frontage on Hwy 1700 and Yeakel Rd.
- Possibility of more divisions in land
- 51% ownership in mineral rights
- Owner has agreed to split 2019 crop income with buyer



Maps not to same scale

Auctioneer's note:

Income, Frontage, Building, Hunting, all features that make up value in land. This land offers an abundance of value for a very reasonable price tag. If you are looking to invest in land look no further, this one has it all. - Joseph Mills, Agent

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