

# AUCTION

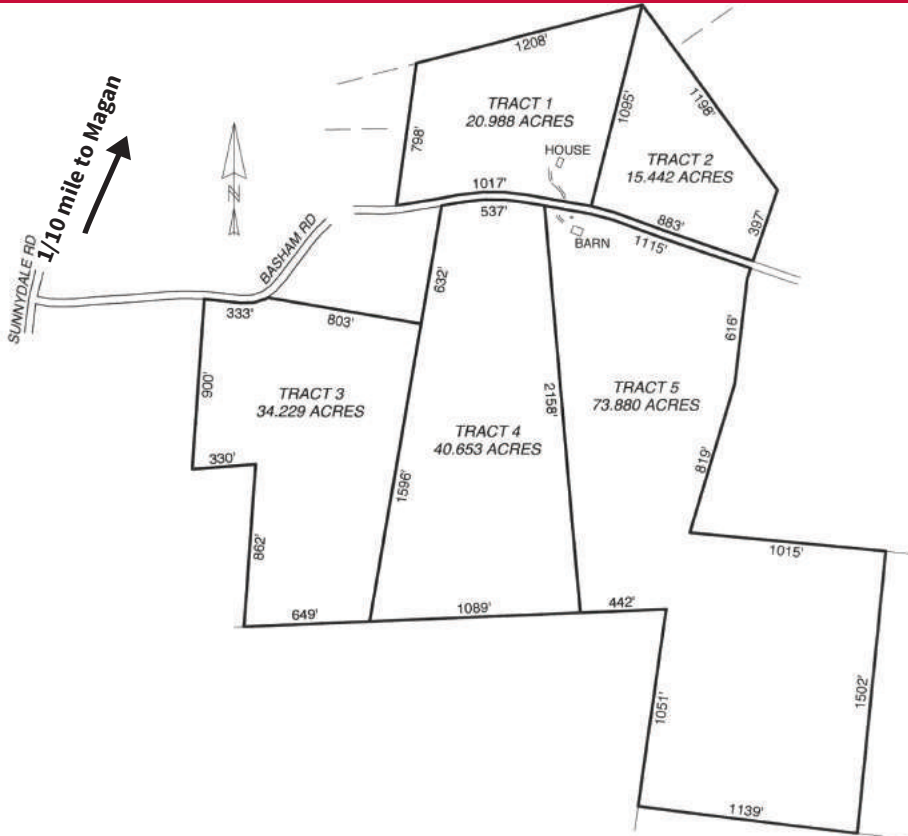
Friday, December 14th, 10 AM

OHIO CO. KY TRACTS NEAR THE MAGAN COMMUNITY

**Location: 1332 Basham Rd, Fordsville, KY 42343 (1/2 mile East of Magan)**

From the intersection of HWY 54 and the Magan Rd (HWY 2671) between Whitesville and Fordsville, turn south on Magan Rd 3 1/2 miles to Magan then continue south on Sunnydale Rd 1/10 mile to Basham Rd, then east for 1/2 mile to the property. Watch for signs.

As I have moved from the area and no longer need this property, I have authorized Kurtz Auction & Realty Co. to sell the following to the highest bidder with **no minimum bid**



## 185.19 Acres – 5 Tracts, from 15 to 73 acres

- Ideal recreational, building and hunting tracts.
- 3 miles NW of Dundee, 4 miles SW of Fordsville and approx. 25 minutes south east of Owensboro.
- Topography is gently rolling to rolling with a mix of cleared and wooded land located in a popular hunting area of Ohio county.
- County water and electricity on the property.
- **Tract #1** has an A-Frame 2 bedroom cottage with stone fireplace, built-in kitchen appliances, full bath, basement, and central heat and air and it is in need of updating and repairs.
- **Tract #2** is mostly cleared with good building sites.
- **Tract #3** and **Tract #4** are partially cleared with some marketable timber.
- **Tract #5** is partially cleared with some marketable timber & lake. It also has a 40' X 54' metal shop building with concrete floor, enclosed office area, electric service, water heater and sliding end doors.
- The property has been recently surveyed so acreages and distance are accurate.

**Minerals:** The seller will convey whatever mineral rights she owns and believes that 1/2 of the oil and gas rights have been previously reserved.

**Inspections anytime,** feel free to walk the property at your own risk. To inspect the cottage and building, call the auctioneers for time of scheduled showing or appointment.

### DUMP TRUCK & SHOP TOOLS

1990 Chevy Kodiak dump truck; Campbell Hausfield air compressor; Lincoln welder; I beam shop hoist; hydraulic engine hoist; misc. welding equipment; steel work benches; rolling storage rack; large tire jack & bottle jacks; grinder; push mowers; cast iron stove; fire grates; grease guns; Maytag washer & dryer; shop tools; glassware and household items

**Real Estate:** 10% down at the auction balance due by January 14th, 2019. Buyers to pay the 2019 property taxes. Bidders interested in tract #1 have 10 days prior to auction for lead paint and other inspections.

**Personal Property:** Cash, Check, Visa or MasterCard in full at the auction.

**Owner:** Marlyn Reagan



For additional pictures and information or a copy of the recent survey go to [kurtzauction.com](http://kurtzauction.com) or call David Chelf, Joseph Mills or Joe Mills, Auctioneers.

800-264-1204  
[kurtzauction.com](http://kurtzauction.com)

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