

ABSOLUTE AUCTION

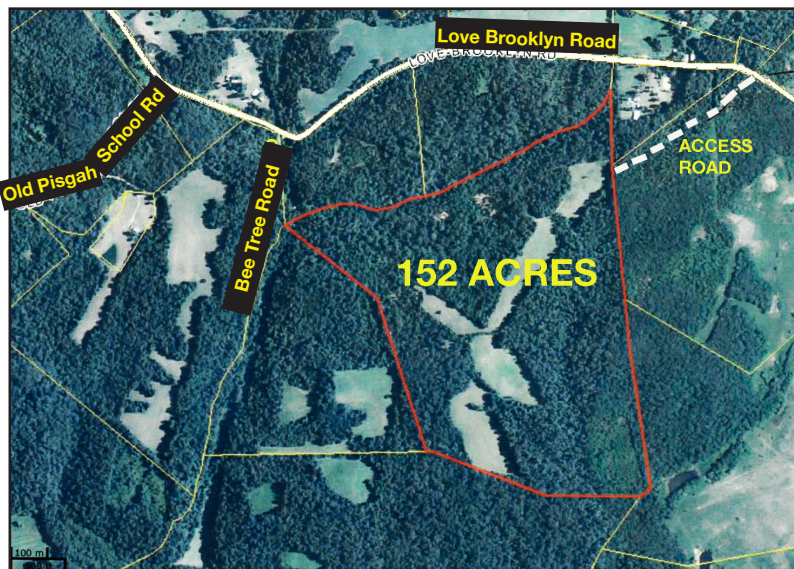
FRIDAY, DEC. 18TH
10:00 AM

Location: Just North of Morgantown at the intersection of HWY 79 and HWY 70, head east on HWY 70 approximately 4 miles then northeast on HWY 340 approximately 4 miles to Brooklyn Love Road. Access road will be on the right, watch for signs.

AUCTION SITE: Eva J. Hawes Community Center, 363 Park Lane, Morgantown, KY 42261

Having inherited this property and residing out-of-town, we have authorized Kurtz Auction & Realty Co. to sell the following to the **highest bidder with no minimum bid:**

152 ACRES IN ONE TRACT



For copies of the soil maps or information go to kurtzauction.com or call Tyler Edge, Apprentice Auctioneer.

Owners: Dewey Shepard and Virginia Embry

- This land offers multiple options; pasture, management young timber and hunting/wildlife.
- The PVA calls for 152 acres
- Access road available from Brooklyn Love Road on the northeast side of the tract.
- The predominate soil types are She-locta-Latham-Gilpin, Gilpin Loam and Clarkrange silt loam.
- Great hunting land with hunting rights granted the day of the sale.
- Mineral rights- sellers are conveying whatever mineral rights they own.
- Inspection anytime!

Terms: 10% down the day of the sale with the balance due by January 18th, 2016. Sellers to pay the 2015 property taxes.

Announcements made day of sale take precedence over printed material.



KURTZ

AUCTION & REALTY CO.

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