

AUCTION

Tuesday, May 10th at 5:30 PM

LOCATION: 1876 Hubert Reid Rd. From I69 Madisonville, KY take I69 south for 4.3 miles to Exit 111 then west on Hubert Reid Rd (Hwy 2171) for 1 mile to property.
Watch for Signs!

As we are retiring and no longer have a need for this property, we have authorized Kurtz Auction & Realty to sell the following:

44.68 +/- AC IN 2 TRACTS INDUSTRIAL & WOODED LAND, JUST SOUTH OF MADISONVILLE



FOR INSPECTION PLEASE CONTACT JOSEPH MILLS AT 270-903-9641 OR RANDALL & PAULA BOLES AT 270-871-1770

TRACT #1 FEATURES:

- 28.68 +/- Acres
- 950 +/- ft of frontage on Hubert Reid Rd & 1,740 +/- ft of frontage on Curtis Mine Rd
- 2 story office building w/ kitchenette, 4 offices, storage rooms, 2 bathrooms, central heat & air
- 40' x 80' metal shop w/ concrete floors, 20 ft covered bays on side, & electricity
- Mobile home on tract 1 is not owned by seller
- 2 in. water line
- Gravel road through property
- Timber value
- Commercially zoned
- Income potential
- 45 ft. long computerized weighted truck scale (est. value of \$20,000)

TRACT #2 FEATURES:

- 16 +/- Acres
- 475 +/- ft of frontage on Curtis Mine Rd
- 14' x 50' modular home-previously rented
- Two 30' x 60' metal buildings w/ concrete floors & electricity
- Cleared & wooded land
- Income potential
- Building/developmental potential



FOR MORE INFORMATION VISIT KURTZAUCTION.COM OR CONTACT JOSEPH MILLS, AUCTIONEER

TERMS: 10% down at the auction, balance due on or before June 27th, 2022. Taxes will be prorated. Seller to convey whatever mineral rights they may own.

SELLER: Randall and Paula Boles

800-264-1204
kurtzauction.com

Announcements made at auction take precedence over printed material

Kurtz
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