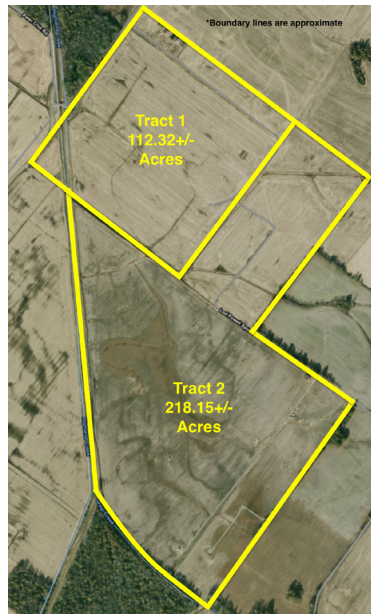


HENDERSON COUNTY LAND

LIVE ONSITE AUCTION THURSDAY, NOVEMBER 9TH @ 12NOON



In order to assist in liquidation of our farm interests, Herron Auction and Realty has been authorized to sell the following to the highest bidder regardless of price:

330.47+/- ACRES
in Two Flat
Cropland Tracts

LOCATION OF AUCTION: TRACT 1 AT HOUSEBRIDGE ROAD

www.herronauctions.com

HERRON

Auction & Realty

HENDERSON COUNTY LAND

LIVE ONSITE AUCTION

THURSDAY, NOVEMBER 9TH @ 12NOON

TRACT#1

- 112.32+/- Acres
- Small portion of farm in Union County
- 98.13 tillable cropland acres per FSA
- Appx. 1,340 ' of frontage on Housebridge Road
- Soil types incl. quality mixture of Patton, Hosmer, Uniontown, Melvin silt loams.



TRACT#2

- 218.15+/- Acres
- Adjoins Tract 1
- 208.64 tillable cropland acres per FSA
- Good interior roads
- Easy access
- Soil types incl. Wakeland, Uniontown, Hosmer, Henshaw silt loams
- Borders Union County
- Excellent land investment opportunity



SELLER: Holy Name Farms LLC

HERRON

Auction & Realty

TRACT #1

LOCATION OF AUCTION

Directions: From Henderson go Hwy 60 west towards Union County through Corydon turn left onto Housebridge Rd. go appx. 3 miles to property on left. Watch for signs.

TRACT #2

Directions: From Tract 1 go Housebridge Rd 1.5 miles to Sulpher Springs Rd turn right go 1 mi to Lod Powell Spur turn right and appx 1/4 mi property on left. Watch for signs.

Inspection Anytime at your own risk.

Please respect current crops.

270-826-6216



431 2nd Street,
Henderson KY

Broker/Auctioneer:

Kevin Herron 270-826-6216 #253285

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE PAID
KOKOMO, IN
PERMIT #154

RE TERMS: 10% deposit day of auction and balance due within 40 days of auction. Possession with deed at closing subject to farming rights for 2023 crop. Seller to convey all mineral rights they own, if any. Seller to pay 2023 property taxes. A 2 % buyers premium will be added to the final bid to determine the contract sale price.

**Boundary lines on photos are approximate and are not to be considered a survey. Property is sold per legal description recorded in Henderson County Courthouse. **

**“Buy land when it becomes
available as it is our most safe
and sound investment!”**

herronauctionrealty@gmail.com