

kurtz

AUCTION & REALTY®

305 Frederica St. • Owensboro, KY 42301

kurtzauction.com

AUCTION

TUESDAY, DEC. 2 - 10 AM

**NORTHEAST HOPKINS
COUNTY, KY CROPLAND**

AUCTION SITE: Slaughters Baptist
Church parking lot, 20 Rail Lake
Drive, Slaughters, KY

LOTS WILL BE SOLD NUMERICALLY

PRESORT STD
U.S. POSTAGE PAID
OWENSBORO, KY
42301
PERMIT #563

AUCTION

Tuesday, December 2nd at 10 AM

AUCTION SITE: Slaughters Baptist Church parking lot, 20 Rail Lake Dr., Slaughters, KY

In order to liquidate holdings of Joseph Alvin and Betty J. Bickett, LLC Kurtz Auction has been authorized to sell the following regardless of price.

597.9 ACRES

5 TRACTS

NORTHEAST HOPKINS COUNTY, KY. CROPLAND

For more information, photos, and video go to kurtzauction.com or contact
Joseph Mills , auctioneer at 270-903-9641

Seller: Joseph Alvin and
Betty J. Bickett, Family LLC

800-264-1204

kurtzauction.com

Announcements made at auction take precedence over printed material



kurtz

AUCTION & REALTY®

597.9 ACRES 5 TRACTS

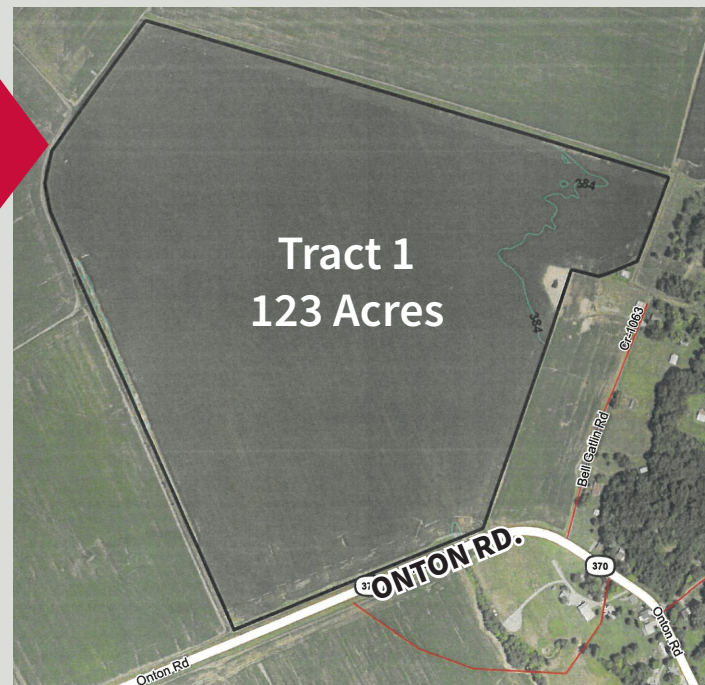
NORTHEAST HOPKINS COUNTY, KY. CROPLAND

For more information, see kurtzauction.com or Contact Joseph Mills, Auctioneer

Tract 1: 123 Acres+/-

Location: Onton Rd. -Just west of Ashbyburg, KY

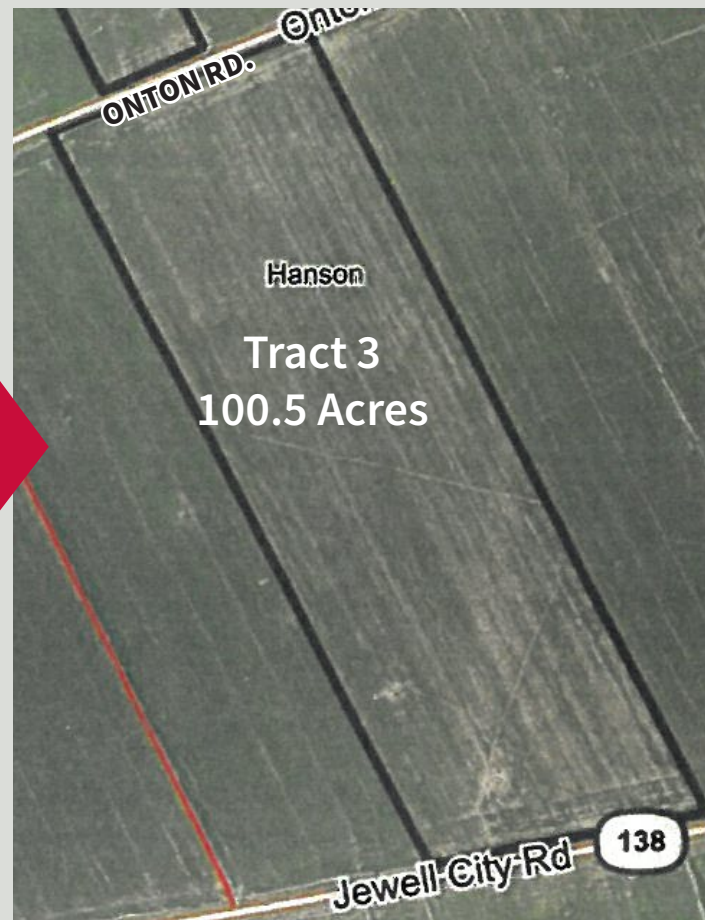
- Virtually all cropland
- Predominate soil type is Karnak Silty Clay
- Partially tiled
- 1,290+/- feet of frontage on Onton Rd.
- Subject to seasonal flooding



Tract 2: 16 Acres+/-

Location Onton Rd. - Just west of Ashbyburg, KY

- Virtually all cropland
- Predominate soil type is Karnak Silty Clay
- 640+/- feet of frontage on Onton Rd
- Subject to seasonal flooding



Tract 3: 100.5 Acres

Location Onton Rd and HWY 138 (Jewell City Rd.) - Just west of Ashbyburg, KY

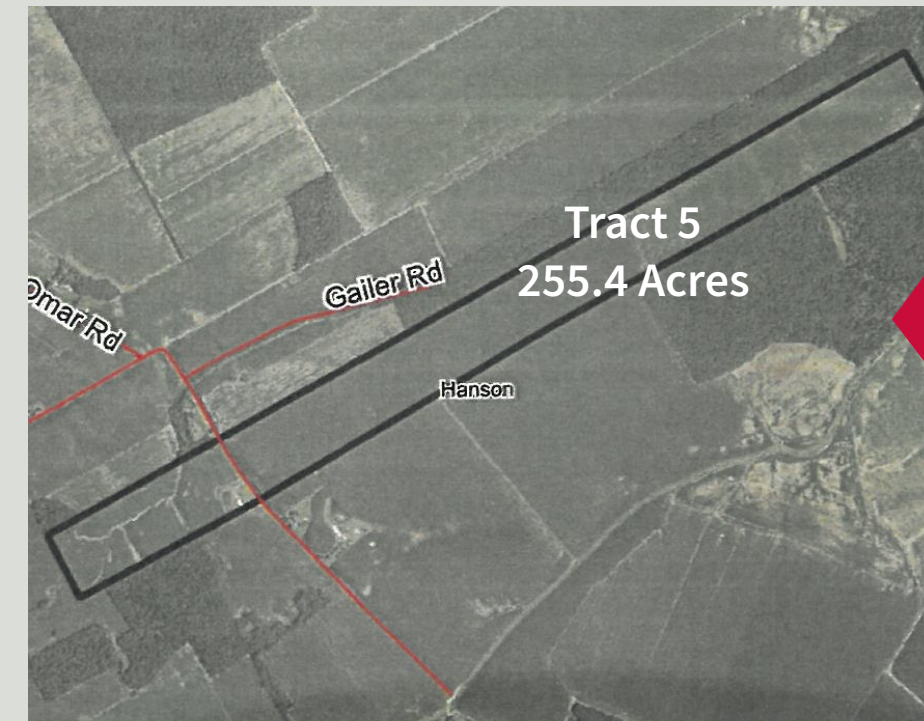
- Virtually all cropland
- Predominate soil type is Karnak Silty Loam
- 1,220+/- feet of frontage on HWY 138 and 1,220+/- feet of frontage on Onton Rd.
- Subject to seasonal flooding
- Tiled

Tract 4: 104 Acres+/- *

Location: HWY 281 - approx 4 miles southwest of Jewell City, KY

- Virtually all cropland
- Predominate soil type is Karnak Silty Clay
- Tiled
- 2,730+/- feet of frontage on HWY 281 (Island Ford Rd.)
- Subject to seasonal flooding

*Disclaimer - Deed calls for 113.7+/- selling based off aerial map programming and FSA mapping as to what is believed to be owned.



Tract 5: 255.4 Acres

Location: Gailer Rd. (Near Vandetta - approx 1 mile southeast of HWY 281)

- Virtually all cropland
- Predominate soil types are Karnak Silty Clay and Belknap and Robbs Silty Loams
- Tiled on east side
- 50'x108'+/- metal shop building
- 5,000 bushell grain bin•
- 1,090+/- feet of frontage on Gailer Rd.
- Majority of east side subject to seasonal flooding

Property boundary lines are estimated.

Auctioneer Note: This is an excellent opportunity to acquire proven Northeast Hopkins County cropland. There is not anymore land being made and these tracts sell regardless of price.

Terms: 10% down at the auction; balance due on or before January 16th, 2026. 2025 Property taxes paid by seller. 2026 paid by the buyer. Possession at closing.