

ABSOLUTE AUCTION

Thursday, December 4th at 10 AM

Location: 7645 State Route 762, Owensboro, KY

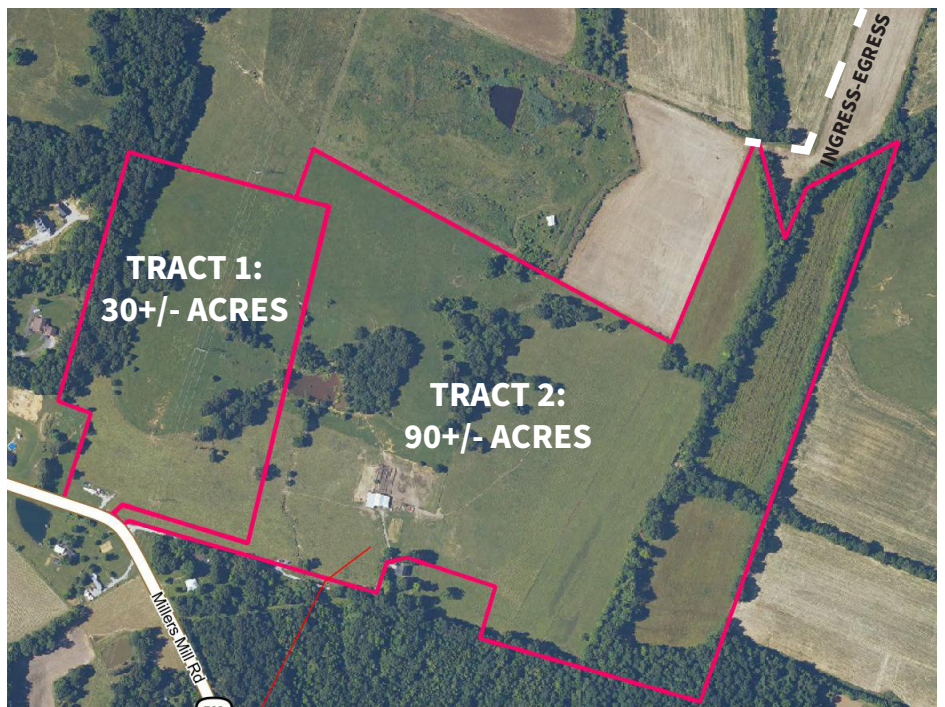
Directions: From the intersection of HWY 54 and Millers Mill Road in Owensboro, go Southeast 7.9 miles on Millers Mill Road and State Route 762 to the property. **Watch for signs!**

Since the sellers have moved and are no longer in need of this property, they have authorized Kurtz Auction and Realty Co to sell the following **regardless of price:**

120+/- ACRES IN 2 TRACTS

Tract # 1

- 7641 State Route 762
- 30+/- acres
- Rolling pasture
- 7.9 miles from the HWY 54 corridor
- 5 + acres of potential cropland
- 1979 mobile home (12'x60')
- \$600 month rental income from mobile home (owner pays water bill)
- Fenced on west, south and north boundaries.
- Approximately 222 feet of road frontage along State Route 762



Tract # 2

- 7645 State Route 762
- 90+/- acres
- Adjacent to Tract # 1
- 7.9 miles from the HWY 54 corridor
- 18.2 acres of land in the CRP program with annual payment of \$3,185. Current contract ends 9-30-2028
- Approximately 41 acres of tillable cropland (primarily Belknap silt loam)
- 50 feet of road frontage along State Route 762
- The buyer of this tract is not granted the continued ability to use the drive for 7649 HWY 762. Access would need to be

established by the buyer.

- Also, a 50-foot ingress and egress easement extending to Texas Gas Road.
- Fenced along the south and north property boundary and the current west boundary of the CRP ground.
- A 63'x49' cattle barn and 42'x60' attached shed.
- Approximately one-half acre livestock pond.
- The barn on this tract is supplied electric and water service from the adjacent home tract at 7649 HWY 762. If it becomes necessary to establish separate service, the responsibility shall be borne by the buyer.

Auctioneers' note:

This farm is not far from Owensboro's growing east side, has multiple building sites, could be used for livestock, and has other income potential from tillable cropland and rental.

Real estate terms: 10% down at the auction with balance due by January 20th, 2026. Possession with delivery of deed at closing. Property taxes for 2025 will be paid by the sellers and the buyer(s) will pay the taxes for 2026.

FOR MORE INFORMATION CONTACT DAVID HAWES, AUCTIONEER, 270-929-1211.

OWNER: J & S Rentals LLC

800-264-1204

kurtzauction.com



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Announcements made at auction take precedence over printed material