

# ABSOLUTE AUCTION

Wednesday, April 26th at 10:00 AM

**LOCATION:** 205 Vincent Lane, Greenville, KY.

From Greenville, KY at the intersection of Hwy 189 and 181, take Hwy 181 north .2 miles to Hwy 601, take Hwy 601 west 3.0 miles to Hwy 2690 (New Cypress Ln.) and turn south, then southwest to Vincent Lane, take Vincent Lane to the property. **Watch for Signs!**

In order to settle the Jimmy Dearmond Estate, Kurtz Auction & Realty has been authorized to sell the following **regardless of price:**

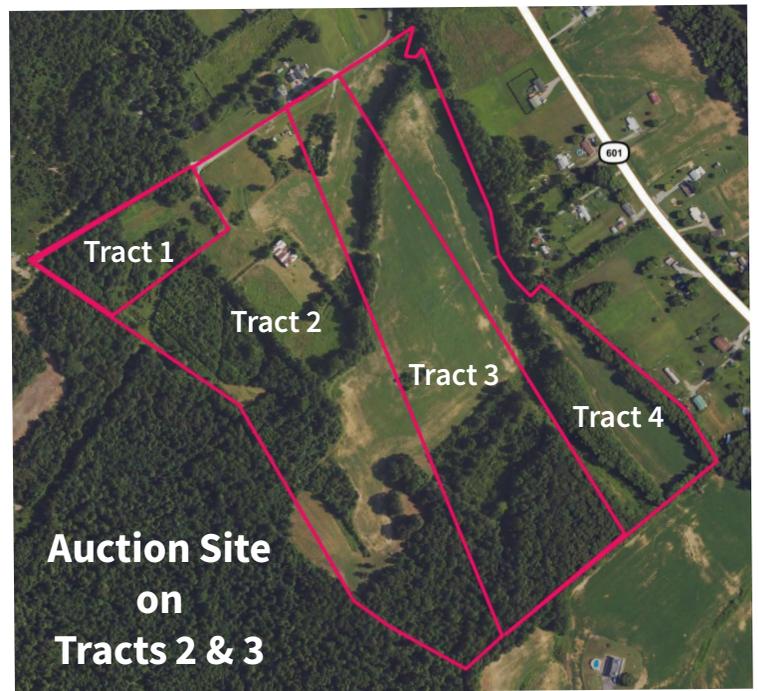
## 86.41 ACRES IN 4 TRACTS

• **TRACT 1** is 5.23 acres on Vincent Road. Nice building site.

• **TRACT 2** is 39.07 acres of approx. 8+/- acres of rolling crop ground and the remaining in woods or pasture. Some fencing/barns, home sites and frontage on Vincent Road.

• **TRACT 3** is 23.57 acres of approx. 11.25+/- acres of flat crop ground and the remaining in woods. Several possible building sites and frontage on Vincent Road.

• **TRACT 4** is 18.54 acres of approx. 10.5+/- acres of flat row crop with potential building sites. Road frontage on Vincent Road and creek frontage on Cypress Creek.



\*All tracts are from a survey in 2005.  
\* Public utilities are available to all tracts.

### TRACTORS - TRAILERS - FARM EQUIPMENT

Load Max trailer (8x16); Mahindra 4500 7,518 hrs.; 706 International Farmall (gas); DM70 Bush Hog disc mower; 10 ft. 3210 Bush Hog rotary mower; International 8420 round hay baler; New Holland Bell wagon, manual stack; Hay tedder; (2) hay rakes; New Holland 447 Hay Bline; (2) chisel plows; (2) breaking plows (3 & 4 bottom); 8 ft. Allis Chalmers disc; (3) Hay wagon axles; 3 point hitch post hole digger; welder; scrap and other misc. items.

**REAL ESTATE TERMS:** 10% down at the auction, balance due by June 16th, 2023. Possession on Tract 1 with delivery of the deed, Tracts 2, 3 & 4 after the 2023 crop harvest. 2023 property taxes on Tracts 2, 3 and 4 paid by the buyer. Buyers portion of 2023 crop income will be prorated to the new buyer on Tracts 2, 3 and 4.

**PERSONAL PROPERTY TERMS:** Payment in full at the auction by cash, check, Visa or MasterCard (3% convenience fee applied on Visa or MasterCard purchases).

**FOR MORE INFORMATION OR DRONE VIDEO, VISIT [KURTZAUCTION.COM](http://KURTZAUCTION.COM)  
OR CALL TYLER EDGE, AUCTIONEER.**

**Owner:** Jimmy Dearmond Estate

**800-264-1204**

**kurtzauction.com**

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