

ESTATE AUCTION

Tuesday, Nov. 14th at 10:00 AM

LOCATION: 48 State Route 3543, Hawesville, KY.

Property is just north of Hwy 60 at State Route 3543 approximately 5.5 miles east of Lewisport and 3.5 miles west of Hawesville KY. Also, across from Hancock County High School & Windward Heights. **Watch for Signs!**

The heirs of the C. Waitman Taylor, Jr. estate have authorized Kurtz Auction & Realty Co to sell the following **regardless of price:**

52.018 ACRES - 7 TRACTS

NEW SURVEY

Historic Home Commercial Building Sites



This farm is located along US Hwy 60 between Lewisport and Hawesville KY, near factories and across the road from Hancock County High School. This farm has a historic home, cropland, and pasture for livestock. There are building tracts and development potential for a subdivision, homes and other commercial uses as well. Utilities include electric, water, gas (sewers possible).



HOME OPEN HOUSE
Sunday, Nov. 5th
3:00 - 4:30 PM

Tract# 1 10.170 Acres

- Historic Beauchamp Home - 1842
- 7 barns/building of various sizes
- Building Sites
- 40' frontage on KY Hwy 3453

Tract # 2 4.334 Acres

- Hilltop building site
- 649' Frontage on KY Hwy 3543
- Pond - Barn

Tract # 3 2.633 Acres

- Hilltop building site
- 323' Frontage on KY Hwy 3543

Tract # 4. 5.683 Acres

- Corner US Hwy 60 & KY Hwy 3543
- Commercial/Residential potential
- Building sites
- Access via 40' easement
- Tillable acreage

Tract # 5 6.338 Acres

- Frontage along US Hwy 60
- Access via 40' easement
- Commercial/Residential potential
- Building sites
- Tillable acreage

Tract # 6 7.095 Acres

- Frontage along US Hwy 60
- Access via 40' easement
- Commercial/Residential potential
- Building sites
- Tillable acreage

Tract # 7 Acres

- 283' Frontage along KY Hwy 3543
- Access to 40' easement
- Hilltop building sites
- Commercial/Residential potential

**ANTIQUES, FURNITURE,
COLLECTIBLES, ETC. OTHER SIDE**

TERMS: Real Estate: 10% down at the auction with the balance due on or before December 29th, 2023. Possession with delivery of the deed at closing (subject to farmer removing items). 2023 property taxes paid by the seller. Call for viewing.

See kurtzauction.com for information on potential GOLD buried on property!

FOR MORE INFORMATION OR DRONE VIDEO GO TO KURTZAUCTION.COM OR CALL DAVID HAWES, AUCTIONEER.

SELLER: C. WAITMAN TAYLOR, JR. ESTATE

800-264-1204

kurtzauction.com

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AUCTION & REALTY®

Announcements made at auction take precedence over printed material

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PERSONAL PROPERTY:

Antiques and furniture:

Walnut wardrobe, mid-century modern Preway stove, oak hall tree, 8-foot oak dining table, 3 pie safes, cherry bedroom set, oak secretary, small wooden wagon, old wagon frame, numerous oak chairs, buffet, cabinets, trunk, swings, wrought iron set, & more .



Equipment - tools: (2) Ford 4000 tractors, Ford 540 Tractor-Loader, (3) utility trailers, large and small sprayers, (5) rotary mowers, enclosed trailer, cattle headgate, cultipacker, plows, fuel tanks, 3pt post hole digger, discs, tool chest, Stihl chainsaws & weed trimmer, metal gates, air compressor, vises, grinder, log chains, push mower, hand tools, & more.



Misc: CW Skeeter sign, antique gas station pump, lots of memorabilia, (4) go-carts, spinning wheel, dinner bell, Life magazines and more.



TRACTS & HOME INFO OTHER SIDE

TERMS: Personal Property: Paid in full at the auction by cash or check, 3.5% convenience fee added to purchase by credit or debit card transaction.

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