

The County Line Farm

253.42 Acres+/-

LOCATION: From Highway 144 in Knottsville, take Hwy 951 North 3.5 miles, then northeast on Hwy. 1513 1.6 miles to the farm. Access from Johnson Lane is by easement. Watch for our signs!

AUCTION SITE:
This tract will be sold from the home on tract #7, 5539 St. Lawrence Road.

- 149+/- acres flat to gently rolling crop land
- 104+/- acres of timberland
- Belknap and Hosmer silt loam soils
- 220+/- feet of frontage on Knottsville-Hawesville Road
- Small lake
- Very private

LAKE
To Hwy. 1513
(Johnson Lane)

See inside for tract information, farm machinery list and home information.

KURTZ

AUCTION & REALTY.

305 Frederica St. • Owensboro, KY 42301
kurtzauction.com

Also selling:

John Deere 505D, 553 attachment, 173 hrs.; (2) 250 gallon field tanks; John Deere 3970; John Deere Silage 2 row chopper; Badger 950; Int. Farmall 140; Samsung 210 Excavator; International 4700 DT 466, Single axle; 1995 International w/dump bed; Kubota 1100 4x4 RTV, Diesel, new hrs.; 80 gal. burgoo kettle

Auctioneer's Note: This auction provides an excellent opportunity to acquire productive cropland, a home and homesites on some of Western Kentucky's most sought after recreational land. The properties being offered are home to some of the best hunting in the area. If you are looking for your own slice of heaven this is your opportunity. Hope to see you auction day - Amy Whistle, Auctioneer

Real Estate Terms: The purchaser shall pay 10% of the purchase price as a down payment at the auction site at the conclusion of bidding. The balance is due with delivery of the deed on or before December 16th, 2024. Taxes for 2024 will be prorated. There is NO BUYERS PREMIUM. Normal and customary closing costs will apply.

Personal Property Terms: Cash, check, debit or credit card in full at the auction. 3.5% fee added to debit or credit card purchases. All items sell on an "as-is", "where-is" basis.

Disclaimers: Interior roads through some of the properties sell subject to the rights of others regarding ingress and egress. Refer to the actual survey available at Kurtzauction.com.

Minerals: Any minerals owned by the owners will be conveyed.

For more information, see kurtzauction.com or Contact Amy Whistle, Auctioneer, 270-316-7425

2024

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42301
PERMIT #563

ABSOLUTE

ESTATE

NEW SURVEY

AUCTION

Monday, October 28th - 4:30 PM

5539 SAINT LAWRENCE ROAD, KNOTTSVILLE, KY

DIRECTIONS: From the Wendell Ford Expressway Exit 21 (US 60) east of Owensboro, take HWY 144 east 9.5 miles then north on Saint Lawrence Spur 0.5 miles then Saint Lawrence Road 0.4 miles to the property. WATCH FOR SIGNS!

In order to assist in settling the Wanda Lanham Estate, Kurtz Auction and Realty has been authorized to sell the following regardless of price:

1005.5+/- ACRES

20 TRACTS

CROP LAND - TIMBER LAND BUILDING SITES - BRICK HOME WITH SHOP BUILDINGS

Seller: Wanda Lanham Estate and
Lanham Family Farms

800-264-1204

kurtzauction.com

Announcements made at auction take precedence over printed material

KURTZ

AUCTION & REALTY

1,005+/- ACRES in 20 Tracts

TRACT #1 - 5636 SAINT LAWRENCE ROAD

- 10.009 acres of pasture and wooded acreage with 431.85' of road frontage
- Primary soil types include Fairpoint-Bethesda and Hosmer silt loams
- Excellent Building site

TRACT #2 - 5608 SAINT LAWRENCE ROAD

- 10.211 acres pasture and wooded acreage with 382.88' of road frontage
- Primary soil types include Bethesda and Hosmer silt loams
- Excellent Building sites

TRACT #3 - 5580 SAINT LAWRENCE ROAD

- 4.504 acres pasture with 350.1' road frontage
- Primary soil type Hosmer silt loam
- Excellent building site

TRACT #4 - 5623 SAINT LAWRENCE ROAD

- 5.468 acres with 230.3' road frontage
- Primary soil type Hosmer silt loam
- Excellent building site

TRACT #5- 5595 SAINT LAWRENCE ROAD

- 11.610 acres cropable gently rolling acreage with 391.17' of road frontage
- Primary soil type Hosmer silt loam
- Excellent building sites

TRACT #6- 5567 SAINT LAWRENCE ROAD

- 14.544 acres gently rolling cropable/pasture acreage with 413.30' road frontage
- Primary soil type is Hosmer silt loam
- 40' x 80' steel constructed shop with 6" concrete floor, 20' rollup overhead doors, hoist beam, water and a 240 electric service
- 30' x 180' nine bay implement shed

TRACT #7- 5539 SAINT LAWRENCE ROAD (AUCTION SITE)

- 16.284 acres with a brick home with 2166 square feet of living space (per PVA) with 610.48' road frontage
- Kitchen ,dining area, large living room, owners suite, two guest bedrooms, guest bathroom, central heat and air, outdoor wood fired water heat system and large attached garage
- 40' x 80' Morton building with full kitchen, two bathrooms, wall mounted mini split system
- 36' x 50' shop with overhead electric door, sliding door and a 20' x 40' covered implement shed
- 3.5 acre stocked lake

TRACT #8- 10390 INDIAN HILL ROAD

- 26.563 acres of rolling cropland with 322.55' of road frontage along Indian Hill Road and 352.57' of road frontage along Saint Lawrence Road
- Primary soil types include Belknap and Hosmer silt loams
- Excellent building sites

THE COUNTY LINE FARM - JOHNSON LANE HANCOCK COUNTY KY

- 253.42 acres flat to gently rolling cropland and recreational land
- Primary soil types include Belknap and Hosmer silt loams (see outside flap)

TRACT #9- 10178 INDIAN HILL ROAD

- 10.178 acres of rolling cropland with 1502.67' of road frontage
- Primary soil types include Hosmer and Belknap silt loams
- This tract is partially tiled

TRACT #10- 10474 INDIAN HILL ROAD

- 1.847 acres
- 322.55' road frontage
- Excellent building tract

TRACT #11- 10432 INDIAN HILL ROAD

- 91.755 acres of gently rolling cropland
- 1258.89' of road frontage
- Primary soil types include Belknap and Hosmer silt loams
- Field tile

TRACT #12 - EXCLUDED

TRACT #13- 5745 SAINT LAWRENCE ROAD

- 17.137 acres gently rolling cropland
- 322.84' of road frontage
- Primary soil types are Belknap and Hosmer silt loams

TRACT #14- 5815 SAINT LAWRENCE ROAD

- 32.254 acres gently rolling cropland with a small amount of wooded land with 863.94' road frontage
- Primary soil types include Fairpoint Bethesda silt loams

TRACT #15-5885 SAINT LAWRENCE ROAD

- 24.636 acres of mostly pasture land with some marketable timber with 396.95' of road frontage
- Two stocked lakes
- Primary soil types include Fairpoint Bethesda and Zanesville silt loams

TRACT #16- 5955 SAINT LAWRENCE ROAD

- 67.992 acres of prime timber land with 494.31' of road frontage

TRACT #17-10651 FLORAL ROAD

- 108.621 acres of prime timber land
- Access is by a 25' easement from Floral Road

TRACT #18-10642 INDIAN HILL ROAD

- 139.385 acres both tillable and timber land with 682.6' road frontage
- Primary soil type includes Wellston silt loam

TRACT #19-11011 INDIAN HILL ROAD

- 55.229 acres gently rolling cropland and timber land with 472.03' road frontage
- Primary soil type includes Wellston silt loam

TRACT #20- 11090 INDIAN HILL ROAD

- 103.947 acres both tillable and timber land with 102.10' road frontage
- Primary soil type includes Wellstom silt loam

