

ESTATE

AUCTION

Tuesday, August 27 - 5:30 PM

LOCATION: 6040 Boston Laffoon Road, Philpot, KY. From the US 60 Bypass, Owensboro, KY, take Hwy. 54 east through Philpot 10.4 miles, then south on Boston Laffoon Road, 3.2 miles to the property. **Watch For Signs!**

In order to assist with settling the Norma K. Ewan Estate, Kurtz Auction and Realty has been authorized to sell the following **regardless of price:**

44.881+/- ACRES IN TWO TRACTS



TRACT 1

- 24.836+/- acres mostly flat crop and wooded land with building sites
- Approximately 9 acres cropable and the remainder in mature timber
- Primary soil types include Hosmer, Belknap, and Wellston silt loams
- 564' of road frontage on Boston Laffoon Road
- An old homeplace that is in a poor state of repair
- Back portion is in flood zone
- Current lease provides FREE GAS to the property

TRACT 2

- 20.045+/- acres mostly flat crop and wooded land and building sites
- Approximately 3.5 acres are cropable and the remainder in mature timber
- Primary soil types include Hosmer, Belknap, and Bonnie silt loams
- 219' of road frontage on Boston Laffoon Road
- Tobacco barn
- A portion of this tract is in the flood zone
- Current lease provides FREE GAS to the property

REAL ESTATE TERMS-10% down at the auction, balance due on or before October 11th, 2024.

Proceeds from this crop will go to the seller. 2024 taxes will be paid by the seller. Possession with deed, subject to crop removal.

AUCTIONEER'S NOTE: This farm has been in the Ewan family for many generations. Be sure to mark your calendar and make plans to come ready to buy. Amy Whistle, Auctioneer/Realtor

FOR MORE INFORMATION VISIT KURTZAUCION.COM OR CONTACT AMY WHISTLE, AUCTIONEER

OWNER: Norma K. Ewan Estate

ATTORNEY for ESTATE: Honorable David Johnson

800-264-1204

kurtzauction.com



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