

Kurtz

AUCTION & REALTY.

305 Frederica St. • Owensboro, KY 42301

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PRESORT STD
U.S. POSTAGE PAID
OWENSBORO, KY
42301
PERMIT #563

Muhlenburg Co. Kentucky

AUCTION

Wednesday, Sept. 25th at 10 AM

AUCTION SITE- The entire auction will be conducted at the Central City Convention Center at 320 Golden Tide Ave, Central City, KY 42330

Property located West of Central City on Henry Oates Road (just west of the intersection of HWY 70 and HWY 175)

ERP Environmental Fund, Inc. in conjunction with West Virginia Circuit Court Civil Action No. 20-C-282 has authorized Kurtz Auction Realty to sell the following:

434.5+/- ACRES

8 TRACTS

HUNTING - RECREATION LAKES - TIMBER

Majority of acreage is surrounded by the Department of Fish and Wildlife property.

Seller: ERP Environmental Fund, Inc.

800-264-1204

kurtzauction.com

Announcements made at auction take precedence over printed material

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Auctioneer's Note: This Auction provides an excellent opportunity to acquire 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 - Joseph M. Mills, Auctioneer

Terms: 10% buyer's premium will be added to the final bid price to arrive at the purchase price. 10% down at the auction, balance in full within 45 days of the auction. Buyer to receive a special warranty deed. Buyer to pay customary closing cost including any title examination, buyer's attorney fees and deed recording cost. The 2024 property taxes will be prorated. Feel free to inspect the property at your own risks.

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

Minerals: There are no minerals or mineral rights involved in the sale of this property. Surface rights only will be conveyed.

For more information, see kurtzauction.com or Contact Joseph Mills- Auctioneer

434.5 ACRES in 8 Tracts



Tract 1: 61.54 acres
Mostly wooded
Frontage on HWY 70 and Henry Oates Rd.
Strip pit lake

Tract 2: 89.58 acres
Wooded and cleared
Frontage on Henry Oates Rd.
Strip pit lake

Tract 3: 69.69 acres
Mostly wooded
Frontage on Henry Oates Rd

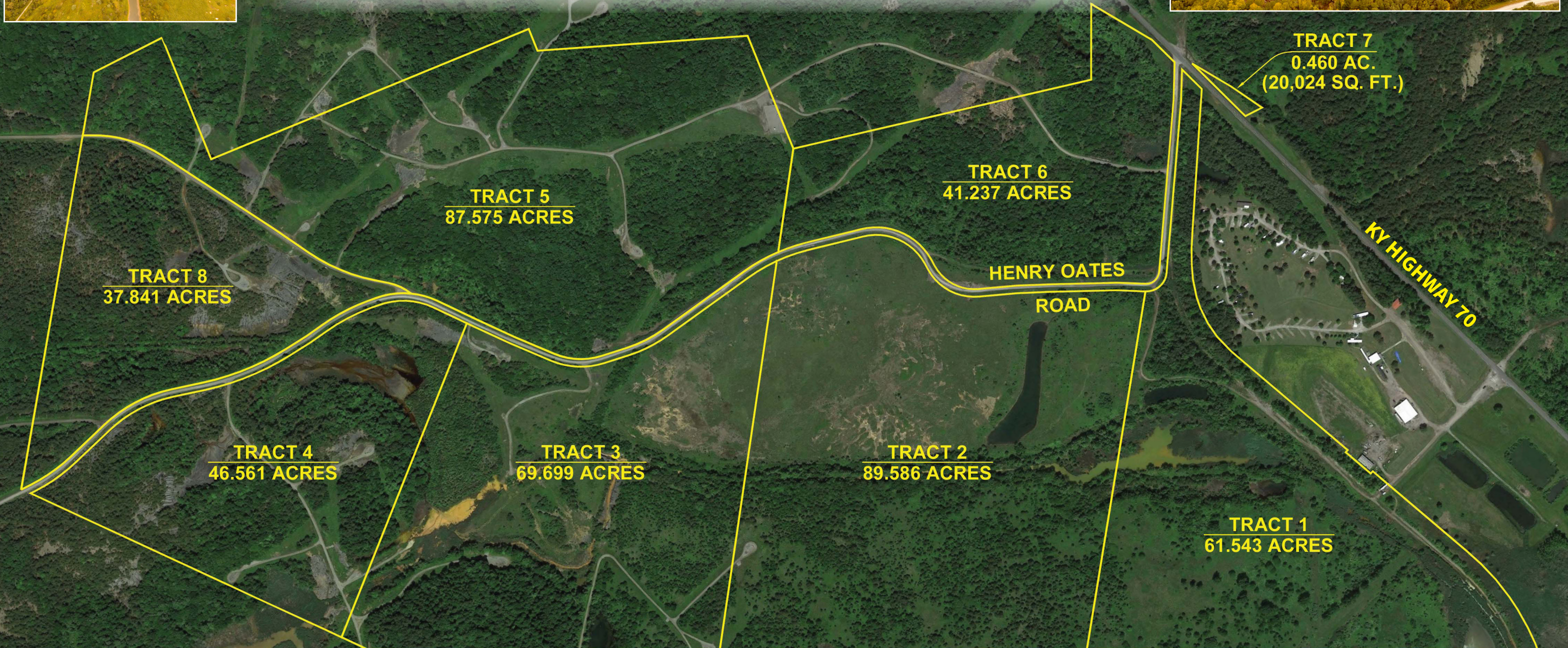
Tract 4: 46.56 acres
Mostly wooded
Frontage on Henry Oates Rd.
Strip pit lake

Tract 5: 87.57 acres
Mostly wooded
Frontage on Henry Oates Rd.

Tract 6: 41.23 Acres
Mostly wooded
Frontage on Hwy 70 and
Henry Oates Rd

Tract 7: .46 of an acre lot

Tract 8: 37.84 acres
Mostly wooded
Frontage on Henry Oates Rd.



Majority of acreage is surrounded by the Department of Fish and Wildlife property.