

# Kurtz

AUCTION & REALTY

305 Frederica St. • Owensboro, KY 42301

kurtzauction.com

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

## ABSOLUTE

## Ohio Co. Kentucky

# AUCTION

## Thursday, November 21st - 10 AM

**DIRECTIONS:** From the intersection of HWY 69 and HWY 85 in Centertown KY, take HWY 85 northwest 2 1/4 miles, then Ashby Rd east 1 3/4 miles to the properties. Properties front on Carter Ferry Rd. and Stroud Rd. See plat for exact locations. Watch for signs.

**AUCTION SITE:** The entire auction will take place at the Ohio County Community Center.  
130 East Washington St. Hartford, KY 42347

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 regardless of price:

# 231+/- ACRES

# 6 TRACTS

## HUNTING - RECREATION

## LAKES - TIMBER

**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

**AUCTION SITE:** The entire auction will take place at the Ohio County Community Center, 130 East Washington St. Hartford, KY 42347

**Terms:** 10% buyers premium added to the final bid price to arrive at final purchase price. 10% down at the auction; balance in full by January 6, 2025. 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 property taxes will be prorated. Feel free to inspect the property at your own risk.

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

10% BUYERS PREMIUM

For more information, see [kurtzauction.com](http://kurtzauction.com) or Contact Joseph Mills-App. Auctioneer

Seller: ERP Environmental Fund, Inc.



800-264-1204

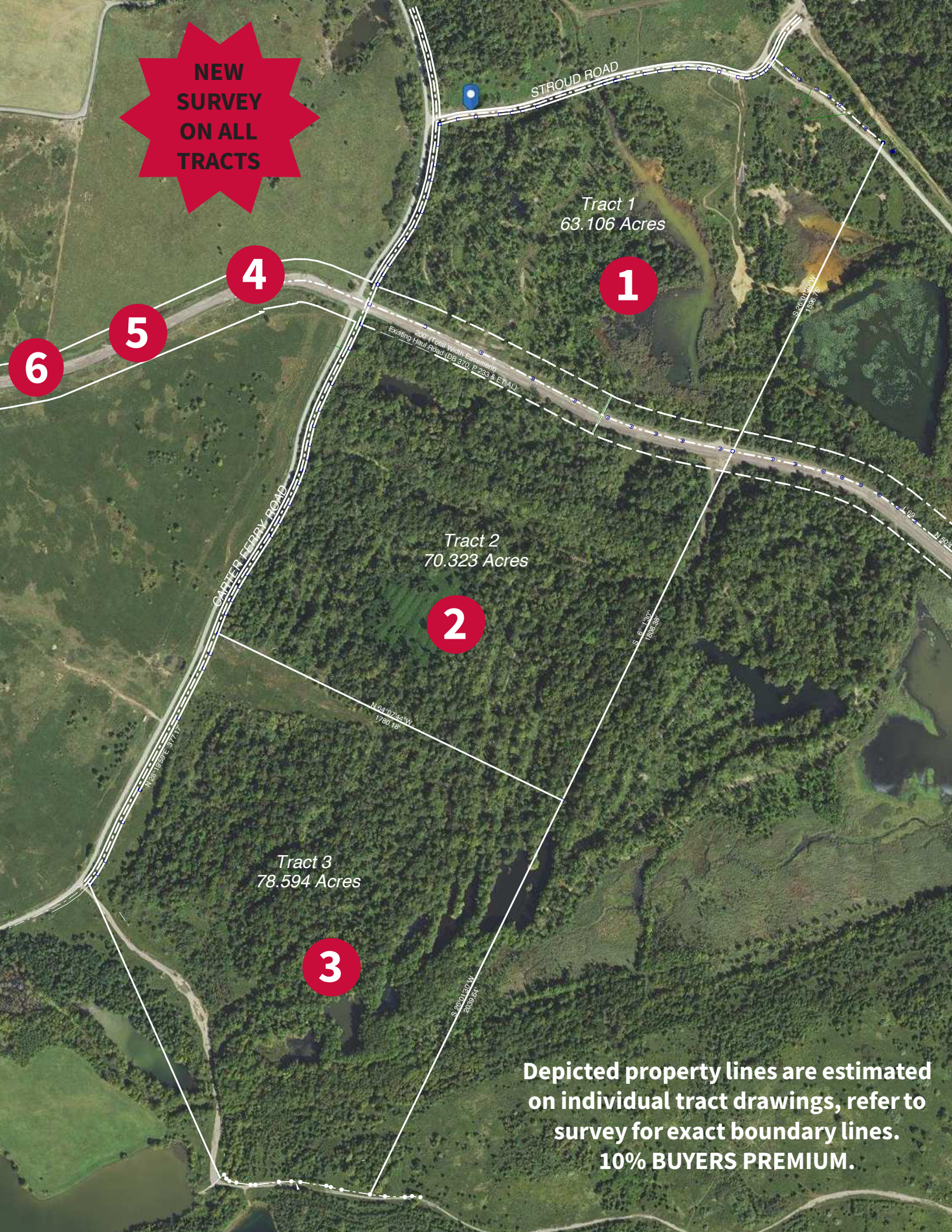
[kurtzauction.com](http://kurtzauction.com)

Announcements made at auction take precedence over printed material

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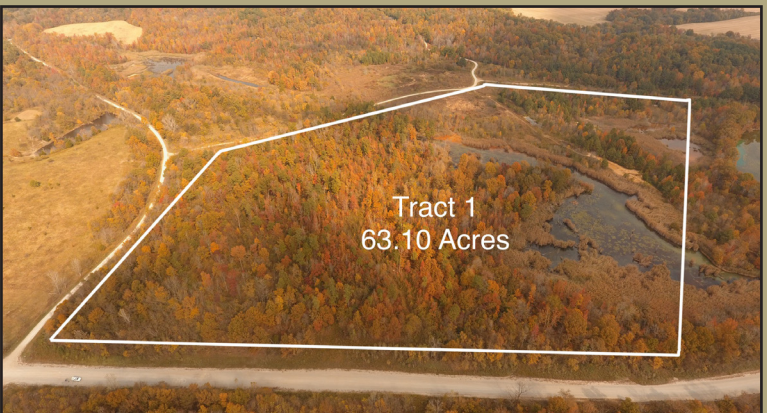
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**NEW SURVEY ON ALL TRACTS**



**Tract 1: 63.10 Acres**

Frontage on Carter Ferry Road & Stroud Road  
Some marketable timber  
Hunting and recreational land  
Strip pit lakes



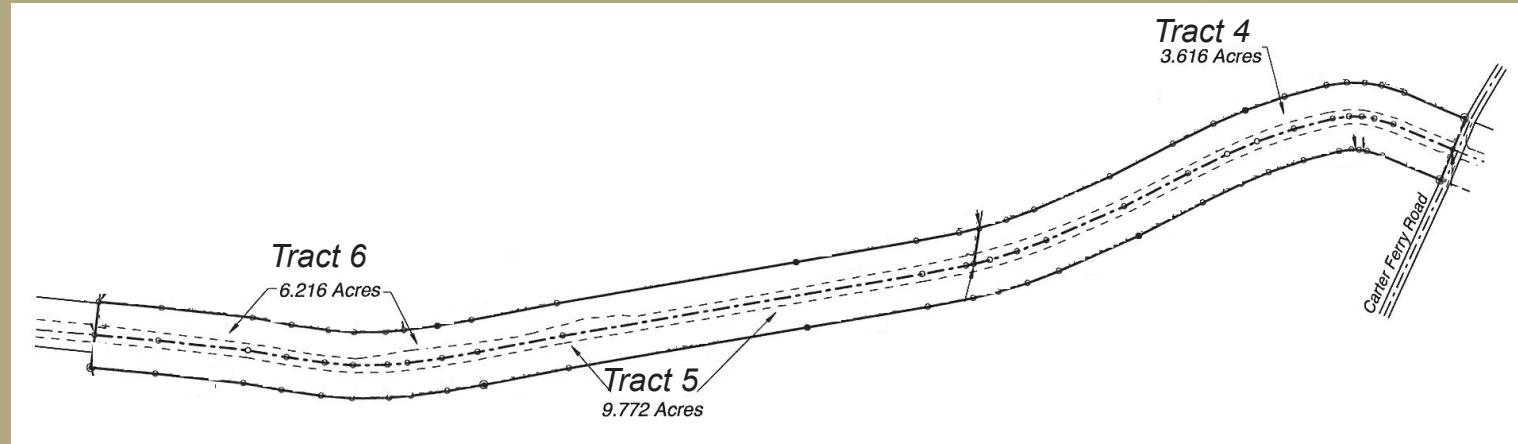
**Tract 2: 70.32 Acres**

Frontage on Carter Ferry Road  
Some marketable timber  
Hunting and recreational land  
Strip pit lakes



**Tract 3: 78.59 Acres**

Frontage on Carter Ferry Road  
Some marketable timber  
Hunting and recreational land  
Strip pit lakes



**Tract 4:  
3.61 Acres**

200' ft. wide  
Haul Road Tract

**Tract 5:  
9.77 Acres**

200' ft. wide  
Haul Road Tract

**Tract 6:  
6.21 Acres**

200 ft. wide  
Haul Road Tract