

AUCTION

Tuesday, March 17th - 10 AM

LOCATION: 6080 Deserter Creek Road, Whitesville, KY

From intersection of Hwy 54 east and Boston Lafoon Road (10.5 miles from Owensboro, KY) turn south onto Boston Lafoon Road for 4.6 miles then east onto Deserter Creek Road for .05 miles to property. **WATCH FOR SIGNS!**

In order to assist in settling the James C. Howard Estate, Kurtz Auction and Realty has been authorized to sell the following **regardless of price:**

99.7+/- ACRES OF TILLABLE AND WOODED LAND IN THREE TRACTS

Tract 1

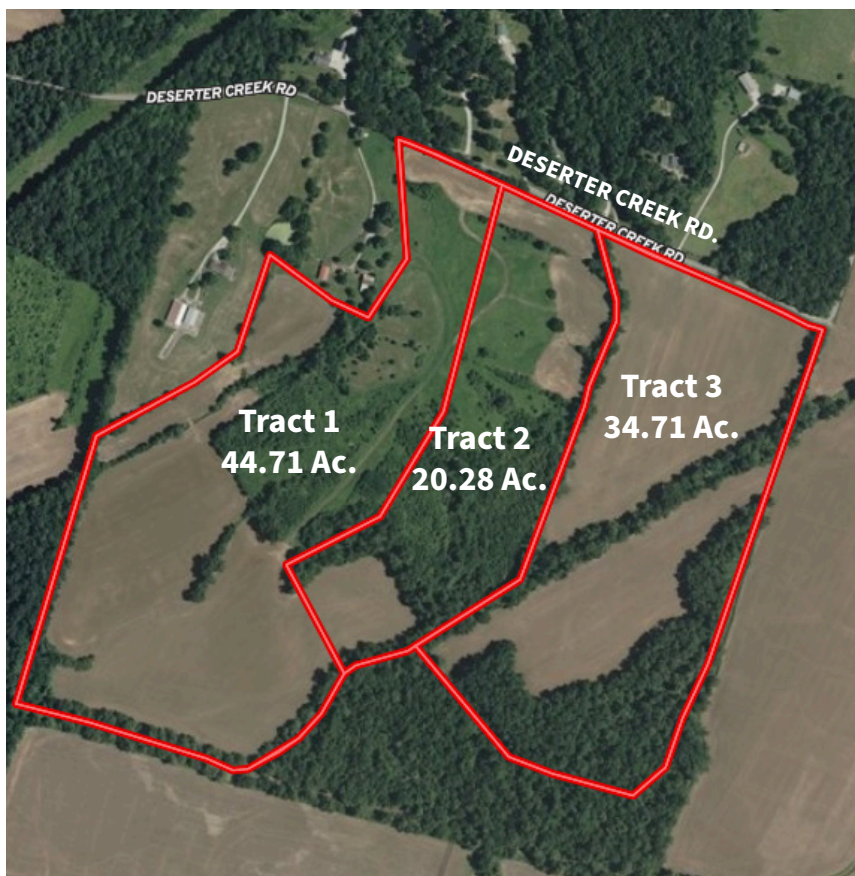
- 44.71 Acres gently rolling land
- 549.29' of road frontage along Deserter Creek Road
- Building sites
- Water and electricity available
- Primary soil types include Wellston and Belknap silt loams
- A portion of this tract is in the flood plane
- Tiled

Tract 2

- 20.28 Acres gently rolling cropland
- 271.15' of road frontage along Deserter Creek Road
- Building sites
- Water and electricity available
- Primary soil types include Belknap and Frondorf-Wellston silt loams
- A portion of this tract is in the flood plane
- Tiled

Tract 3

- 34.71 Acres of mostly flat crop land
- 916.67' of road frontage along Deserter Creek Road
- Water and electricity available
- Primary soil types include Belknap and Bonnie silt loams
- This tract is in the flood plane
- Tiled



Auctioneer's Note: Whether you are looking for crop land, building sites or even timber land, this auction offers it all. Mark your calendars and plan to bid with us on this one stop shop property!

REAL ESTATE TERMS: 10% down at the auction, balance due on or before May 1, 2026. 2026 property taxes will be prorated. Farming rights will be given day of the auction.

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

Owner: James "Jim" C. Howard Estate

Executor: Hon. Ed Hodskins

800-264-1204

kurtzauction.com

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Announcements made at auction take precedence over printed material