

ABSOLUTE

AUCTION

**LIVE AND
ONLINE
BIDDING**

Wednesday, July 15th at 10 AM

LOCATION: 358 Massey Lane, Hartford, KY

From Hartford, KY: Take US-231 North 2.5 miles to KY-1737, turn east and go 3.9 miles to KY-1414, turn east and go 3.2 miles to Taffy Rd., turn west and go 2.7 miles to Massey Lane.

From Owensboro, KY: Take US-60 Bypass and US-231 take US-231 South 10 miles to KY-764, turn east and go 4.4 miles to Taffy Rd., turn south and go 1.4 miles to Massey Lane. **WATCH FOR SIGNS!**

In order to assist with the Jack L. Schroader Estate, Kurtz Auction and Realty has been authorized to sell the following **regardless of price.**



Tract 1-358 Massey Lane- NEW SURVEY

- 22.094 acres w/ 2 acre lake and 1,154' of road frontage.
- Vinyl sided home built in 2005.
- 2,086 square feet, owners suite, two guest bedrooms, guest bathroom, kitchen with dining area, family room with fireplace, living room, wrap around porch, unfinished walk out basement with full bathroom, safe room, attached two-car garage, attic space, propane/geothermal heat, central air.
- 30'x40' pole barn (built in 2005) with stalls, 210V electricity and water.

Tract 2 - 41.633 acres heavily wooded with 166' of road frontage on Massey Ln. Excellent hunting land w/ new survey.

Tract 3- 50.092 acres mostly wooded with 1,600' of road frontage along Taffy Road. Excellent hunting land w/new survey.

Tract 4- 2.179 acres mostly wooded with 104' road frontage along Taffy Road.

Tract 5- .028 acres wooded lot with 75' road frontage along Taffy Road.

Tract 6- 117 Massey Lane- 4.02 acre building lot, partially wooded.

Tract 7- 1.90 acre building lot on Taffy Rd. Mostly wooded.

TERMS: REAL ESTATE- 10% down at auction, remaining balance due on or before August 28th, 2026. 2026 taxes will be prorated.

Visit Kurtzauction.com for online bidding terms.

FARM MACHINERY, CARS, FIREARMS, ETC.

**For more information contact Amy Whistle, Auctioneer or Kelsey Edge, Auctioneer
SHOWN BY APPOINTMENT ONLY. CALL US TO SCHEDULE AN APPOINTMENT.**

Owner: Jack Schroader Estate

800-264-1204

kurtzauction.com

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TRACTORS - UTILITY VEHICLES - CARS FIREARMS - TOOLS - HOUSEHOLD

FARM MACHINERY (*online bidding available for select items*) - 2003 John Deere 4510 with loader; 1992 Ford model 1920 with loader; 1999 New Holland model 1925 with loader; John Deere Gator XUV 835R; Hustler zero turn mower Bush Hog rotary mower; grader blades; push mowers; utility trailers; (4) E-Z GO golf carts; EZ-Go 3 wheel dump cart.

CARS - 2004 Lincoln Town Car; 1997 Crown Vic; 2005 Crown Vic (decommissioned cruiser); 1999 Crown Vic (decommissioned cruiser); 2002 Crown Vic (decommissioned cruiser).

FIREARMS - Rohm RG-23,22LR; Jimenez Arms model J.A. .25 auto; Terrier One .32 SW; Raven Arms, model MP.25; Rohm .22 short; Accu-Tek Model AT-380 auto; FMJ Ducktown model D.D Cal 45; Heritage Rough Rider model .22 cal LR; Amadeo Rossi SA .22 SL.

TOOLS - Hand tools; Lincoln welders; ladders; Craftsman roll around toolchest; anvil; welding hoods; car jacks; auto repair tools; t-posts; pressure washers; chain saws; electric augers; painting stilts; wheel barrow; small motors; barbed wire; bundles of rope.

MISC. AND HOUSEHOLD - Emergency vehicle lights, spotlights, beacon lights; antennae; CB radios; scanners; surveillance equipment; solar lighting; off grid equipment; architectural salvage; shelving; sofas; chairs; end tables; lamps; vintage signs, clocks, and decor; collection of black Americana; large bird cage; life size Donald Trump cut-out; mannequin; tactical gear and military grade camo; time lapse VCR's; surveillance t.v.'s; VHS collection, ringer washers, AND MUCH MORE!

PERSONAL PROPERTY TERMS: Payment in full at the auction by cash, check, or credit/debit card. A 3.5% convenience fee will be charged for credit or debit cards.



TRACT INFORMATION ON OTHER SIDE

For more information contact Amy Whistle, Auctioneer or Kelsey Edge, Auctioneer

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Announcements made at auction take precedence over printed material