

ABSOLUTE

AUCTION

Tuesday, October 22nd at 10 AM

LOCATION: Wellness Drive, Philpot, KY 42366

From the intersection of HWY 54 and Ed Foster Road at Philpot KY, go south on Ed Foster Road 0.2 mile to Wellness Drive, then east on Wellness Drive to the property. **Watch for signs!**

Kurtz Auction and Realty Co. has been authorized to sell the following **regardless of price:**

**47.983 ACRES
NEAR OWENSBORO KY**



Property features:

- 47.983 acres
- 4.3 miles from Owensboro Bypass
- Near the Highway 54 corridor
- Development potential
- Approximately 30 acres gently rolling tillable cropland
- Zoned AU
- Predominant soil types: Belknap, Hosmer and Bonnie Silt Loams
- 194.76 feet of frontage on Wellness Drive
- Potential building sites.

AUCTIONEER'S NOTE: If you are looking for acreage near Owensboro that has development potential in the communities fastest growing area, this may be what you're looking for. The property is also earning income from approximately thirty acres of tillable cropland. Check it out and feel free to call with questions.

David Hawes, Auctioneer

**NEW
SURVEY**



TERMS: 10% down at the auction, balance on or before November 30th, 2026. Possession with delivery of deed at closing. Sells subject to the farmer having the right to harvest crop. Proceeds from crop to be retained by seller. 2026 taxes to be paid by seller.

For more information on the property go to kurtzauction.com or call David Hawes, Auctioneer at 270-929-1211

OWNER: Lion and Crown Land Co. LLC.

800-264-1204

kurtzauction.com

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