

ABSOLUTE

Ohio Co., Kentucky

AUCTION

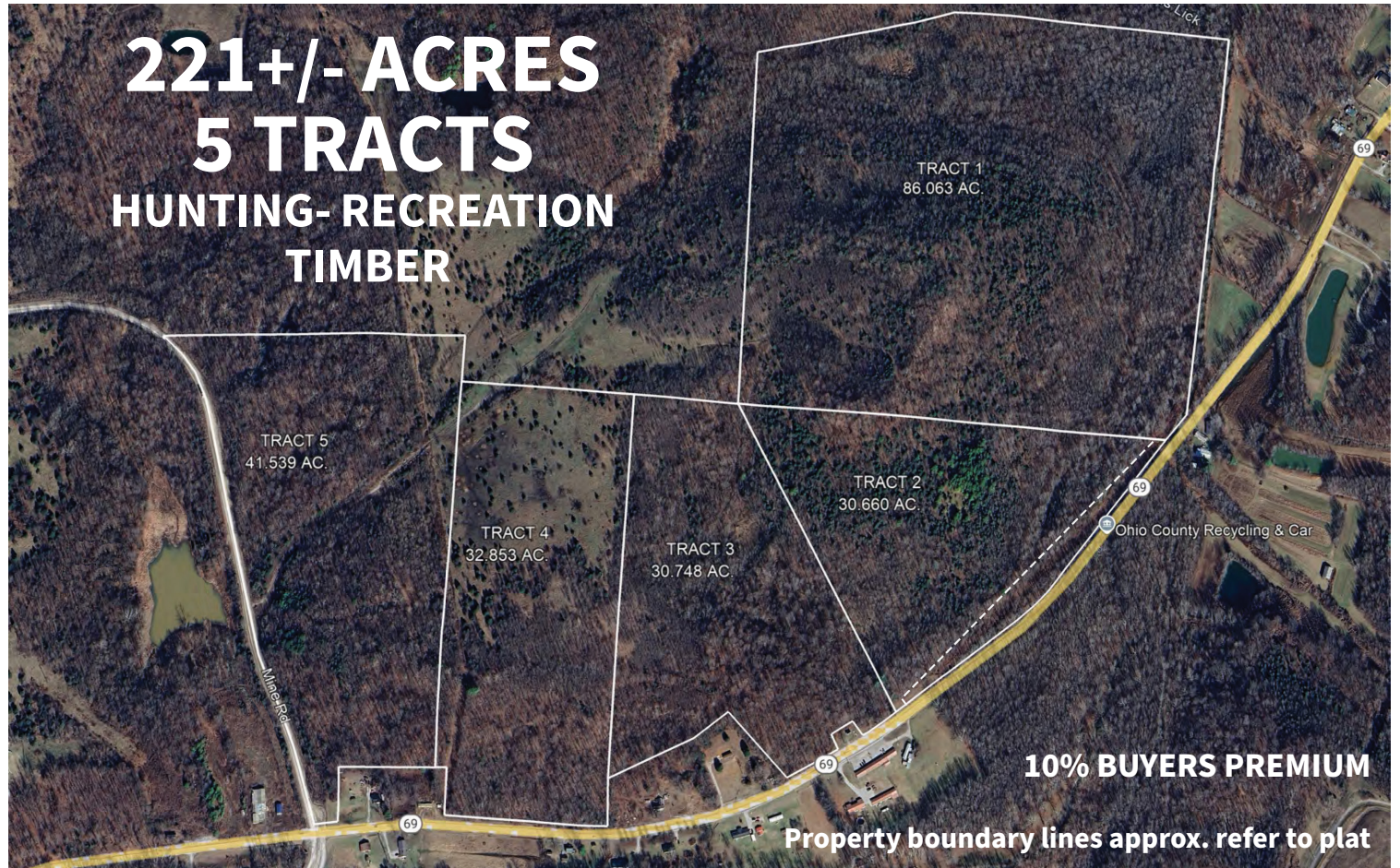
Wednesday, October 8th - 10 AM

DIRECTIONS TO PROPERTY: From Centertown, take Hwy. 69 N 2 miles to property. Watch for signs.

AUCTION SITE:

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:



Tract 1: 86.063 Acres

- 149 ft. frontage on Hwy. 69
- access by 30' easement from Tract 2

Tract 2: 30.660 Acres

- 1,250 ft. frontage on Hwy. 69
- 30 ft. easement to benefit Tract 1

Tract 3: 30.748 Acres

- 413 ft. frontage on Hwy. 69

Tract 4: 32.853 Acres

- 413 ft. frontage on Hwy. 69

Tract 5: 41.539 Acres

- 102 ft. frontage on Hwy. 69 & 1,025 ft. frontage on Mine Rd.

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

Terms: 10% buyers premium added to the final bid to arrive at final purchase price. 10% down at the auction; balance due on or before November 21, 2025. Buyer to receive a special warranty deed. Buyer to pay customary closing costs 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.

FOR MORE INFORMATION CONTACT JOSEPH MILLS, AUCTIONEER, 270-903-9641 OR GO TO KURTZAUCTION.COM

Seller: ERP Environmental Fund, Inc.

800-264-1204
kurtzauction.com

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