

ABSOLUTE AUCTION

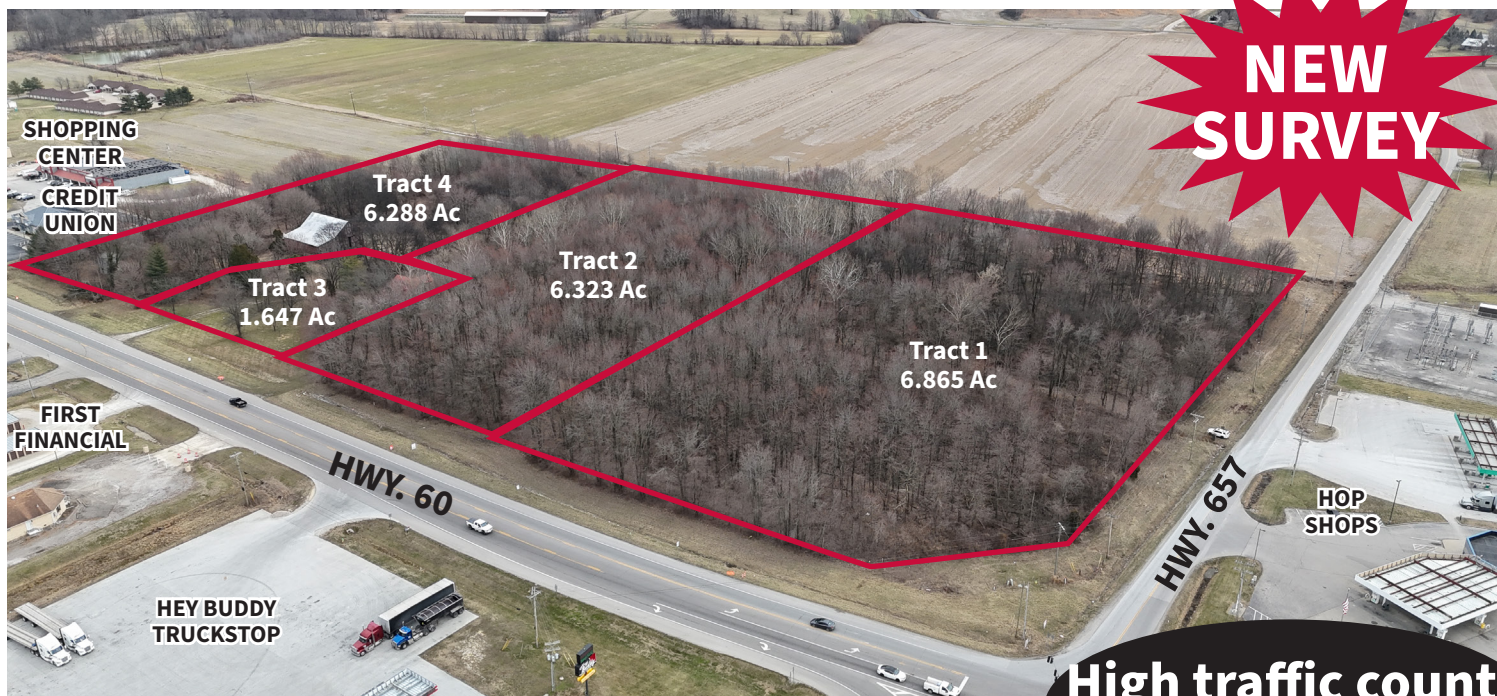
Tuesday, March 31st - 4 PM

LOCATION: 8285 US Highway 60 W Lewisport, KY 42351

Directions: Property is located in central Lewisport at the corner of US Highway 60 W. and Highway 657 (Fourth Street) Watch for signs.

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

21.1 ACRES IN 4 TRACTS - COMMERCIAL DEVELOPMENT POTENTIAL



Tract 1

- 6.865 acres
- 411 feet of frontage on HWY 60
- 695 feet of frontage on HW7 657

Tract 2

- 6.323 acres
- 276 feet of frontage on HWY 60

Tract 3

- 1.647 acres
- 237 feet of frontage on HWY 60
- 2,048 sq. ft. home in poor condition

Tract 4

- 6.288 acres
- 248 feet of frontage on HWY 60
- Approx. 65'x65' metal roof barn

Terms: 10% down at the auction, balance due on or before May 15th 2026, 2026 property taxes to be pro-rated. Possession with delivery of the deed at closing. **Disclaimer:** majority of property is located in a designated flood zone. See survey for reserved drainage easement. Buyer to receive Special Warranty Deed. View land at your own risk. Call for home viewing. Current zoning is A-1.

For more information go to kurtzauction.com or contact Joseph Mills

Seller: Estate of William S. Dean, Mary Ann Dean EXC. of the Luther E. Dean Testamentary Trust, C/O Independence Bank of KY- Trustee Jennifer Rone VP Trust Officer also C/O J.D.

Meyer

800-264-1204

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Announcements made at auction take precedence over printed material

2026