

ABSOLUTE LIVE AND SIMULCAST AUCTION

Thursday, September 3rd - 5 PM

PROPERTY LOCATION: Robards Busby Station Rd. and Cherry Hill Rd., Robards, KY

- AUCTION SITE: CHERRY HILL BAPTIST CHURCH -

From the intersection of KY-425 and US-41, south of Henderson, KY, travel south on US-41 for approximately 3.4 miles. Turn southwest onto Walter Agnew Road and continue approximately 3.8 miles to the property on Robards-Busby Station Rd. The property will be located directly across from Cherry Hill Road. **Watch for Signs!**

Since I am no longer in need of this property, Kurtz Auction and Realty has been authorized to sell the following **regardless of price:**

45.35 ACRES CROPLAND/WOODS

PROPERTY FEATURES

- Approximately 34 tillable acres with the remainder being wooded
- 1,265 ft of road frontage along Robards-Busby Station Rd
- Primarily consists of Hosmer silt loam and Alford silt loam soils

REAL ESTATE TERMS: 10% down day of sale, balance on or before October 19th, 2026. Possession with deed subject to crop removal. 2026 Property taxes will be prorated. Buyer will receive the same deed description the seller received.

Minerals: The Seller is making no reservation and will convey whatever, if any, mineral rights they may own subject to all prior mineral reservations.



Restrictions: No mobile or manufactured homes, Site stick-built homes with a minimum footprint of 1,200 square feet. The property shall remain limited to agricultural and residential uses. No commercial poultry or swine operations.

FOR MORE INFORMATION VISIT KURTZAUCTION.COM OR CONTACT KELSEY EDGE, AUCTIONEER

Seller: Betty Bugg

800-264-1204

kurtzauction.com

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