

# ABSOLUTE AUCTION

## Tuesday, February 10th - 10 AM

**LOCATION:** 4300 W 5th Street Rd, Owensboro, KY.

From the Wendell Ford Expressway (Owensboro By-pass) and Hwy 60W, go west .5 miles to Worthington Road. Take Worthington Rd. south 1 mile to its intersection with W 5th Street Rd. Head east for .6 miles to the property. **Watch for signs!**

In order to help liquidate our assets, Kurtz Auction and Realty has been authorized to sell the following **regardless of price:**

## 62.663 ACRES - 4 TRACTS BUILDING SITES - CROPLAND

### Tract 1

- 1.010 acres
- 211.33' of road frontage

### Tract 2

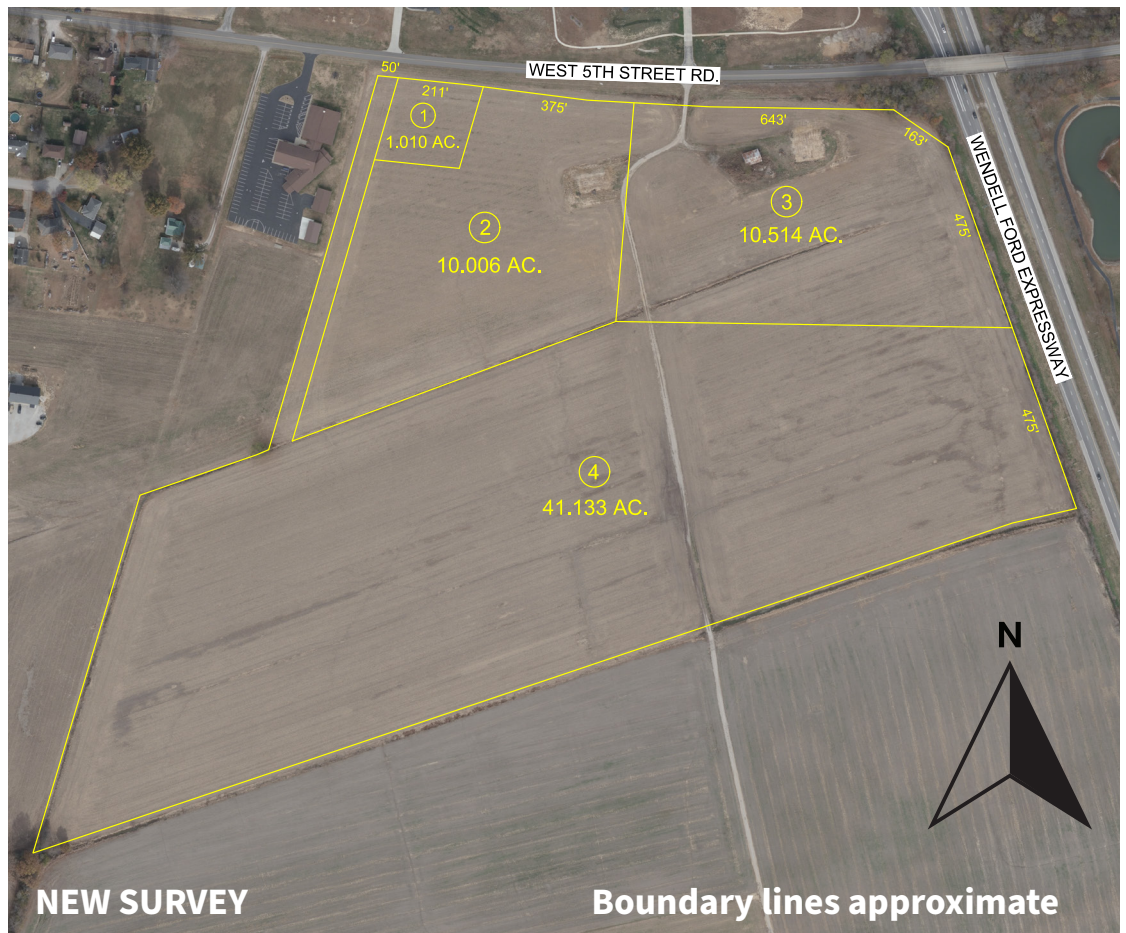
- 10.006 acres
- 375.66' of road frontage
- Access via easement from Tract 3 or 4.

### Tract 3

- 10.514 acres
- 643.09' of road frontage
- Sells subject to ingress and egress easement for Tract 2

### Tract 4

- 41.13 acres
- 50.85' of road frontage
- Flat productive farmland, primary soil types are Patton and Uniontown silt loams
- Located in the FEMA flood plane
- Sells subject to ingress and egress easement for Tract 2



**Auctioneers Note:** This property is located adjacent to the Wendell H Ford Expressway and the new proposed City of Owensboro industrial park. Don't miss the opportunity to own a westside building lot, productive cropland, or possible future commercial or industrial sites.

**Terms:** 10% down at the auction with the balance due by March 27, 2026. Possession with delivery of the deed at closing. 2026 property taxes will be prorated. Inspect the property anytime, at your own risk.

**FOR MORE INFORMATION VISIT [WWW.KURTZAUCION.COM](http://WWW.KURTZAUCION.COM) OR CALL CLAY TAYLOR, AUCTIONEER.**

**OWNERS:** J.E. Massie Farm, LLC

**800-264-1204**

**kurtzauction.com**

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