

ABSOLUTE AUCTION

Tuesday, October 28th at 10 AM

LOCATION: Off of Bear Run Lane, Hartford, KY. From the intersection of Hwy 231 and Hwy 1414, between Hartford and Owensboro, take Hwy 1414 east 3.5 miles to Bear Run Ln. Follow Bear Run Ln. apprx. 1 mile to the access road to the property. **Watch for signs!**

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



- Seclusion with excellent hunting and recreational opportunities
- Maturing timber (select cut appx. 20 years ago)
- Adjoins I-165 (Natcher Pkwy)
- Accessed via gravel lane from Bear Run Lane

TERMS: 10% down at the auction with the balance due by December 12, 2025. Hunting rights granted the day of the auction. Full possession with delivery of deed at closing. 2025 property taxes will be paid by seller. Mineral rights have been previously reserved. Inspect the property anytime, at your own risk!

AUCTION SITE: Clear Run Baptist Church parking lot, 4735 Hwy 1414, Hartford, KY

For more information visit www.kurtzauction.com or call Clay Taylor, auctioneer.

OWNER: Annette and Patrick Rowe

800-264-1204

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2025