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# LIVE ONSITE AUCTION

HERRON AUCTION & REALTY HAS BEEN AUTHORIZED TO SELL THE FOLLOWING:

**170.23+/- ACRES • 50 POULTRY BROILER HOUSES  
5 RESIDENTIAL HOMES • OFFERED IN 9 TRACTS**

**THURSDAY, FEBRUARY 19TH @ 10AM CST**

**BID  
ONSITE  
OR  
ONLINE**

Pursuant to an Order of the United States Bankruptcy Court in the Case of Morvatt Enterprises, LLC, Case no. 23-40488—crm dated November 13, 2025, Herron Auction and Realty Inc. has been authorized to sell the following to the highest bidder regardless of price free and clear of liens, in an "as is" condition.

A copy of the US Bankruptcy Court's order authorizing the sale can be obtained by emailing the auctioneer or trustee@mattgoldenlaw.com

#### Terms & Conditions:

10% deposit day of sale with balance due within 40 days.. Possession day of deed at closing. Property sold as-is. A 10% buyers premium added to high bid to determine total purchase price. Full terms at herronauctions.com

**ALL ANNOUNCEMENTS MADE THE DAY OF THE AUCTION TAKE PRECEDENCE OVER ANY INFORMATION FOUND HEREIN.**

**ENTIRE AUCTION WILL  
TAKE PLACE ON TRACT #9**

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AUCTIONS | APPRAISALS | PRIVATE LISTINGS

Kevin M Herron Broker/Auctioneer #253285

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**Webster County, KY and Mclean County, KY**

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## Tract #1 1866 Gravel Pit Road Sebree, KY 42455

21.51±  
ACRES

- 21.51+/- Acres of Land and 8 Poultry Broiler Houses
- Each Broiler house is 43ft x 510ft (built in 1997)
- Private Location
- Easy Access
- Pond on property
- Approximately 12 miles to Tyson Processing Plant & Hatchery
- County Water
- Interior Gravel Road access to structures



## Tract #2 53 Honeysuckle Lane Sebree, KY 42455

13.181±  
ACRES

- 13.181+/- Acres of Land and 8 Poultry Broiler Houses
- Each Broiler house is 43ft x 510ft (built in 1997)
- Quiet location on the outskirts of Onton Ky.
- Approximately 1,800 feet of gravel road frontage on Honeysuckle Lane
- County Water
- Only 1/2 mile to the Gravel Pit Road farm
- Tracts 3 & 4 directly across Honeysuckle Lane



## Tract #3 70 Honeysuckle Lane Sebree, KY 42455

6.477±  
ACRES

- 6.477+/- Acres of Land and Single Family Home
- 1,620 square feet of living space
- 3 bedrooms and 2 bathrooms
- Built in 1998
- Vinyl siding and concrete block foundation
- Peaceful location with pond on property and serene country living



## Tract #4 Honeysuckle Lane , Sebree, KY 42455

4.48±  
ACRES

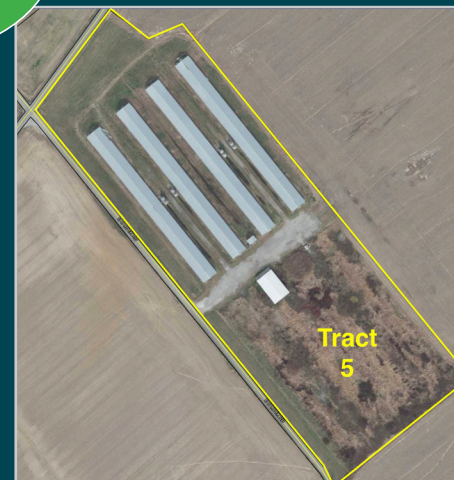
- 4.48+/- Acre vacant lot
- Peaceful and Quiet Country Property
- Approximately 350 feet of frontage on Honeysuckle Lane
- Located Between Sebree and Onton
- Adjoins tract 3



## Tract #5 1714 Wrightsburg Road Sebree, KY 42455

14±  
ACRES

- 14+/- Acres of land and 4 Poultry Broiler Houses with Compost Shed
- Property on the corner of Wrightsburg Rd and BD Luck Rd near Onton Ky.
- Each Broiler house is 43ft x 510ft (built in 1997)
- 48X80 Compost Shed built in 2015
- Approximately 350 feet of blacktop road frontage on Wrightsburg Rd
- Approximately 1,300 feet of blacktop road frontage on BD Luck Rd
- Easy access with interior gravel road
- Close to Tyson Processing Plant
- Potential for multiple alternative uses



## Tract #6 1061 Collins Road Sebree, KY 42455

40.326±  
ACRES

- 40.326+/- Acres of Land, 8 Poultry Broiler Houses and Single Family Home
- Property is on both sides of Collins Road
- Each Poultry House is 43ft x 510ft (built in 1997)
- 1,690 square feet of living space in home with carport
- 3 bedroom 2 bathroom
- Country Cottage home with aluminum siding, metal roof, and one story
- 8+/- acres of row crop tillable ground
- 8+/- acres of pasture and pond for livestock
- Great location with approximately 1,040 feet of blacktop road frontage
- Only 5 miles to Sebree



## Tract #7 1097 Collins Road Sebree, KY 42455

16.52±  
ACRES

- 16.52+/- Acres of Land w/ 8 Poultry Broiler Houses and Single Family Home
- Each Poultry Broiler house is 43ft x 510 (built in 1997)
- Ranch style vinyl sided home with metal roof and 1,620 square feet of living space
- 3 bedrooms 2 full bathrooms built in 1997
- Private location
- Access of Collins Road with easement
- Only 7 miles to Tyson Processing Plant
- 5 minutes to Sebree



## Tract #8 1842 Ky. Highway 56 N. Calhoun, KY 42327

16.856±  
ACRES

- 16.856+/- of Land w/ 6 Poultry Broiler Houses and Single Family Home
- Each Poultry Broiler House is 43ft x 510ft (built in 1997)
- 8 broiler house sites initially, 2 structures damaged in storm
- One story 3 bedroom 2 bathroom vinyl sided home w/ metal roof
- 1,360 square feet of living space
- Blacktop road frontage
- County water
- Close to Owensboro and Calhoun
- Only 6 miles to Tyson Hatchery and 13 miles to Processing Plant
- Lots of potential for alternative uses



## Tract #9 2500 Ky. Highway 56 N. Calhoun, KY 42327

16.52±  
ACRES

- 36.88+/- acres of Land w/ 8 Poultry Broiler Houses, Compost Shed, & Single Family Home
- Each Poultry Broiler House is 43ft x 510ft (built in 1997)
- 40x120 Compost shed
- Pond and mixture of woods
- One story aluminum sided home w/ metal roof
- 3 bdrms 2 bths w/ 1360 sq ft of living space
- Adjoins tract 8
- County water
- Easy access



**AUCTION LOCATION:** ENTIRE AUCTION WILL TAKE PLACE ON TRACT #9