

Prime 60+/- Acres • Home Barns • Personal Property

ONLINE ONLY ABSOLUTE AUCTION



BIDDING ENDS: THURSDAY • SEPTEMBER 26 • 10 AM



**4579 Wolf River Dock Rd.
Albany, KY**

OPEN HOUSE: THURSDAY • SEPTEMBER 12 • 4-6 PM



Location! Location! Location!

Titled as the “Barton Farm” this property has been admired for years by locals and tourists traveling to Wolf River Marina on Dale Hollow Lake. This prime 60 +/- surveyed acres will be offered in 12 tracts with road frontage on Hwy 738, Lakepoint Drive and Butler Ridge Rd. Tract 1 is a spacious home that totals over 2400 sq ft. of living space with 3 bedrooms and 2 bathrooms on the main level, an upstairs with full bathroom, 2 shelters outside with living quarters and barns all nestled on 1.33 +/- acres. Once inside the home you will be delighted to find vaulted ceilings, an open concept kitchen / living room and a stunning fireplace making a perfect Airbnb or primary home. The property boasts multiple building sites and fenced agricultural land with tract sizes ranging from 0.89 acres to 22.39 acres, ensuring this offering has something for everyone. A premier property hitting the auction block only 2.1 miles from Dale Hollow Lake!

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Terms: 10% Buyer's Premium. RE: 20% Deposit at conclusion of sale, with balance due in 30 days. Seller Pays 2024 Taxes. Possession with Deed. 6% KY Sales Tax Shall Apply Where Applicable for Personal Property. All Property selling “As Is, Where Is” both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to the sale. Announcements & Updates Day of Sale Take Precedence Over All Other Advertising.