

ONLINE ONLY ABSOLUTE AUCTION

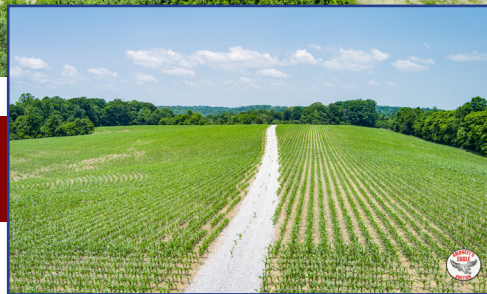
71+/- Acre Farm
Mobile Home & Shop

— ♦ —
*Near Lake
Cumberland*

BIDDING ENDS
THURSDAY, JULY 6
10 AM C.T.



**369 CARTER DOCK RD.
MONTICELLO, KY**



OPEN HOUSE: THURSDAY, JUNE 22, 4 - 6 PM C.T.

A tremendous 71+/- acre farm situated on the immensely growing Carter Dock Road has something to offer any type of real estate buyer. This farm offers fertile cropland, rolling hay and fenced pasture land with woodland for seclusion and recreation. Lying in both Clinton Co. and Wayne Co. Ky, this property has numerous homesites with 1200 ft. adjoining the Army Corps of Engineers atop Sid Bell Falls, and is only minutes from Lake Cumberland and Marina @ Rowena. The property is improved with a single wide mobile home that is suitable for a rental program or owner occupant. Additionally, there is a 28 x 36 Shop with concrete floor. Offered in 10 tracts at Absolute Auction, this unrestricted acreage has agricultural, residential, and investment capabilities in one of southern Kentucky's most scenic areas.



VIRTUAL TOUR, DRONE VIDEO & BIDDING @ EAGLEAUCTIONS.COM

Nathan Groce • Agent/Auctioneer • (606) 688-1925

Lee J Amonett • Broker/Auctioneer • (931) 252-1907

Terms: 10% Buyer's Premium. 15% Deposit at conclusion of sale, with balance due in 30 days. Seller Pays 2023 Taxes. Possession with Deed. 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.



2276 Livingston Hwy. • Monroe, TN 38573

931-864-5335

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