

# ABSOLUTE REAL ESTATE AUCTION

Located @ PIRATE'S COVE  
RESORT

122 Treasure Island Rd., Hardin, KY 42048

March 26, 2022 @ 10 AM



REAL ESTATE TO SELL ABSOLUTE AT 12:00 PM!



## ALSO SELLING:

VEHICLES | MOTOR HOME | PONTOON  
BOAT | METAL SHEDS | WOOD SHEDS |  
FURNITURE | GLASSWARE | KITCHEN  
APPLIANCES | TOOLS | SMOKER |  
LAWN FURNITURE | GUITARS  
COLLECTABLES | FISHING  
POLES &  
GEAR!



**HARRIS**  
Real Estate & Auction



[harrisauctions.com](http://harrisauctions.com)

270.247.3253 | 800.380.4318

# ABSOLUTE REAL ESTATE AUCTION

Located @ PIRATE'S COVE RESORT

122 Treasure Island Rd., Hardin, KY 42048

March 26, 2022 @ 10 AM

REAL ESTATE TO SELL  
ABSOLUTE AT 12:00 PM!

## ABOUT THE REAL ESTATE:

2009 Manufactured Home with Title 60'X 28'; 3 Bedroom 2 Bath plus Bonus Room that can be used for office & 2 car detached garage.

## LOCATED AT PIRATES COVE SUBDIVISION,

A member-owned resort and community on Johnathan Creek of Kentucky Lake. There is a yearly membership fee which includes outdoor swimming pool, beach, boat ramp, boat dock, private airstrip, horseshoes, basketball, open areas, volleyball, mini-golf, etc.

## PERSONAL PROPERTY - VEHICLES:

1999 Pursuit Motor Home, VIN: 5B4LP37J0X3310222  
1995 Geo Tracker, VIN: 2CNBE18U2S6925859,  
60,346 miles (does not run), 1997 Ford F150, VIN:  
1FTEF17L2VLA72673 with 49,912 miles

## BOAT & TRAILER:

1993 Sweetwater Pontoon, VIN: GDY1301CH293, 18', 60 HP Bigfoot Motor, 2003 Yacht Boat Trailer, VIN: KYT40912

## BUILDINGS & CARPORTS:

(2) 12 Ft. Metal Sheds, (2) Wood Storage Buildings, R.V. Metal Carport, Boat Metal Carport

## OUTSIDE DECOR:

Black Iron Table & 4 Chairs, Black Iron Table & 6 Chairs, Iron Kettle, Bartop Table & 6 Chairs, Oklahoma Joe's Smoker Grill, (3) Bird Houses on Poles, 1 Flag Pole, Concrete Yard Statues, (4) Umbrellas for Tables, Misc. Outdoor Nautical Figurines, Wicker Porch Swing,

## SHOP & TOOLS:

Huskavarna 2242 Hydrostat Riding Mower, Gas Powered Pole Digger, Echo Leaf Blower, Echo Weed Eater, Rakes/Shovels/Hoes, Kerosene Heaters, Gas Cans, Air Compressor, Engine Hoist, Blue Ox Car Dolly, Drill Press, Bench Top Grinder, Table Saw, Minter Saw, Tool Boxes, Hand Tools, Safe, Chicago Generator, Frigidaire Freezer, Holiday Chest Freezer, Coolers, Garage Shelving, Extension Cords, Craftsman Vacuum, Honda Gas Pressure Washer, Ladders, Fishing Nets & Cages, Lots of Fishing Poles!

## APPLIANCES, TV'S & STEREOS & MUSICAL INSTRUMENTS:

Whirlpool Side-by-Side Refrigerator, Whirlpool Stove, Whirlpool Dishwasher, Kenmore Trash Compactor, Hamilton Beach Microwave & Warmer, Whirlpool Washer & Dryer, 65" Vizio TV, 52" TV & Stand, 26" Vizio TV, TV Stand, Panasonic Stereo, Multiple DVD's, Old Record Player, Multiple Vinyl LP's, 1 Fender Acoustic - 6 String Guitar, 1 Fender Acoustic - 12 String Guitar, (2) Casio Keyboards, Multiple Speakers & Microphones

## FURNITURE:

Couch & Love Seat, Camo Recliner, Rocker, China Cabinet, Antique Cabinet, Coffee Table, End Tables, Lots of Lamps, Hall Tree with Mirror, Dining Table & 6 Chairs, Table & 4 Chairs, Old Coffee Cart, Wall Cabinet, Cal King 6 pc. Bedroom Set, Guest Room Bedroom Set, Grandfather Clock, Mantel Clock, Wall Clock, Handcrafted Afghan on Quilt Display Piece

## GLASSWARE & HOUSEHOLDS:

China Plates, Glasses, Fireplace, (2) Sentry Closet Safes, Stand-Up Jewelry Box, Rainbow Vacuum Cleaner, Bucket Style Ashtray on Stand,

## COLLECTIBLES:

Lots of Collectible Figurines, Coca Cola Collectibles, Japanese Large Egg on Stand

**PERSONAL PROPERTY TERMS:** A 10% Buyer's Premium Will Be Added To The Final Bid And Included In The Sales Price. Full Settlement Date Of Sale. Check Or Cash Only.

## REAL ESTATE TERMS

**PROCEDURE:** The property will be offered in 1 individual tract.  
**BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price.  
**DOWN PAYMENT:** 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING. SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.  
**CLOSING:** Closing shall take place on or before 30 days from auction date.  
**REAL ESTATE TAXES:** All 2022 ad valorem taxes will be prorated at closing.  
**SURVEY:** The property will be sold by the deed.  
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and

Conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any

express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.  
**NEW DATA, CORRECTIONS, AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.



PERSONAL PROPERTY STARTS SELLING @ 10 AM!

[harrisauctions.com](http://harrisauctions.com)

Office: (270) 247-3253 Toll Free: 1-800-380-4318