

**ABSOLUTE**

# Waterfront Auction

1117 Steamboat Road, Gilbertsville, KY 42044

**SATURDAY**

**June 3rd**

**@ 10:00 AM**

**ALSO SELLING:**

- VEHICLES & ATTACHMENTS
- TOOLS
- SHOP ITEMS
- HOUSEHOLDS

**Waterfront Brick Home Selling In 2 Tracts!**

**PUBLIC PREVIEW DATE:**

**Saturday,  
May 27th**

**From 9:00-11:00 am**

**THE ESTATE OF  
RAY D. ADAMS**

**5.29 Acres  
Of Kentucky Lake  
WATERFRONT  
Wlth Boat Access**



**AUCTION HELD ON SITE!**

Real Estate Sells  
ABSOLUTE to the  
Highest Bidder @ 10am

**HARRIS**  
Real Estate & Auction

**270.247.3253**

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



# ABSOLUTE Waterfront Auction

**SATURDAY**  
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**TRACT 1:** Kentucky Lake Waterfront Brick home features 3600 sq. ft. under roof with 3 Bedrooms and 3 Baths. Abundance of space in the Living Room with Waterfront Views. Spacious Kitchen Area with Great Cabinet Space. 1 Car Carport & 42' x 32' Shop Building w/Concrete Floor. For your Dock Area a Marine Railway exists. View this Property & Dream of the Endless Possibilities for your Lake House - all on 2.86 acres.

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**TRACT 2:** 2.43 Acres of Kentucky Lake Waterfront with Walkway to Water.

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**5.29 Acres**  
Of Kentucky Lake  
**WATERFRONT**  
With Boat Access

**VEHICLE - ATTACHMENT - TOOLS - SHOP ITEMS - HOUSEHOLDS - MISC.**

**VEHICLE & ATTACHMENT:** 1983 Ford 2-Door Long Bed Pickup - 96,991 Miles - VIN# 1FTCF1F9DLA81459, Oldsmobile Cutlass (Parts), Sherman Power Digger - Model 1103 - Serial No. 51460 - Backhoe Attachment

**TOOLS, SHOP ITEMS, MISC:** Craftsman Reciprocating Saw, Side Grinder, Sockets, Wrenches, Bulldog Vice, Scaffolding, Weed Eaters, Metal Press, Air Compressor, Bench Grinder, Levels, Pipe Wrenches, 32' Extension Ladder, Wood Ladders, Bolt Organizers, Pipe Vise, Hoses of All Sizes, Acetylene Torch Leads, Filing Cabinet, Coca-Cola Display Rack, Wheel Barrel, Grease Guns, Screwdrivers, Tons of Scrap Iron, Craftsman Shop Vac

**HOUSEHOLDS:** Frigidaire Refrigerator, Kenmore Refrigerator, Candy Dishes, End Table, La-Z-Boy Recliner, Visio TV, Cloth Recliner, Budweiser Mugs, Bed - Kenmore Gas Range, Maytag Washer, Kenmore Dryer Electric, Club Pots and Pans, Corning Ware

**PERSONAL PROPERTY TERMS:** A 10% Buyer Premium Will Be Added To The Final Bid. Full Settlement Due Day Of Sale. Cash Or Check Accepted With Proper Identification.

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1117 Steamboat Road, Gilbertsville, KY 42044  
Waterfront Brick Home Selling In 2 Tracts!

**SATURDAY**  
**June 3rd**  
@ 10:00 AM

**TRACT 1 -**  
Waterfront Brick Home  
1117 Steamboat Rd.  
Gilbertsville, KY &  
**AUCTION SITE!**

**TERMS AND CONDITIONS**  
**PROCEDURE:** The property will be offered in two (2) tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price.  
**BUYERS 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 2023 ad valorem taxes will be prorated at closing  
**SURVEY:** The property will be sold by a new survey. Buyer will be responsible for 50% of the cost.  
**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.

**420 FEET**  
**OF KENTUCKY LAKE**  
**SHORELINE!**

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From 9:00-11:00 am

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**RAY D. ADAMS**

**5.29 Acres**  
Of Kentucky Lake  
**WATERFRONT**  
With Boat Access

**WATERFRONT**  
**BRICK HOME**  
**SELLING IN 2 TRACTS!**



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**LEGEND**  
 381° Contour  
 High Water Line  
 Driveway to House

270.247.3253



**REALTOR PARTNER:**  
Susan Nelson, Realtor  
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harrisauctions.com