

ABSOLUTE REAL ESTATE AUCTION

THURSDAY
January 25, 2024

@10 AM

PUBLIC PREVIEW DATE:
Sunday, Jan. 21st, 2024
from 2-4 pm @ The Marina

Incredible Opportunity To Own An Extremely Accessible Marina Business, Right Off Of Highway 34! Gentle Launch Ramp For Boats, Home On The Lake, Gas Pump And Country Store And Restaurant.

270.247.3253
harrisauctions.com

570 KING'S MILL RD.
LANCASTER, KY 40444



Approx. 35 Minutes To Lexington!
CALL FOR YOUR PRIVATE TOUR.

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Incredible Opportunity To Own A Extremely Accessible Marina Business, Right Off Of Highway 34, Gentle Launch Ramp For Boats, Home On The Lake, Gas Pump And Country Store And Restaurant. Minutes From Downtown Danville. This Is A Well Kept Manufactured Home On A Quarter Acre Of Land, With A 50 Foot Deck , Shed For Storage. Parking Lot And Turn Around Available For Boats And Guests. Easy Boat Slip Has Its Own Water And Electric Hook Up. Country Store, With Life Jackets For Sale, Snacks, And Kitchen Available To Serve Meals, Ice Machine, Light Groceries, And Bait And Tackle. Workshop Across From Store For Boat And Dock Repair. Seating With Umbrellas For Guests And Tenants Of The Marina. Additional Slips Being Added , Restroom For Employees On Dock And Restroom Facilities Available In Parking Lot Area. Marina offers A Gas For Sale With A 600 Gallon Capacity. Ample Opportunity To Increase Revenue With Slip Rentals, Launch Fees, And Retail Sale Items. Approx 35 Minutes To Lexington. Call For Your Private Tour.



MICHAEL HARRIS

HARRIS
Real Estate & Auction

**PRINCIPAL BROKER
PRINCIPAL AUCTIONEER**

KL# 252972
KY Broker# 198374

IN PARTNERSHIP WITH:



Lisa Niva, Realtor
Lic. # 252766
408-832-7660

270-247-3253 / 800-380-4318 / harrisauctions.com



REAL ESTATE TERMS: A The property will be offered in 1 individual tract. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. 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. 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.**



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3855 State Route 45 North
Mayfield, KY 42066

