

Waterfront AUCTION

410 Peninsula Drive
Eddyville, KY 42038

Saturday, May 18, 2024
@ 10:00 am



Stunning Waterfront Lake House on Lake Barkley!

PREVIEW DATE:
Saturday, May 11th - 2-4 pm



A Private 2-Slip Covered Boat Dock on Lake Barkley across from Prizer Point!



ALSO SELLING:

- TRACTOR
- BOATS
- KAWASAKI MULE
- TOOLS
- HOME FURNISHINGS

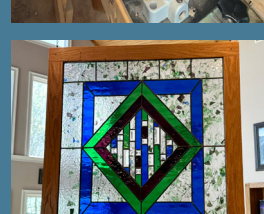
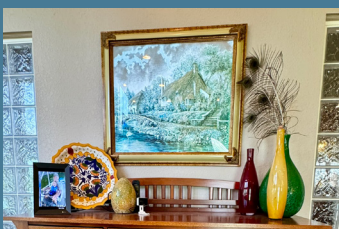
270-247-3253
harrisauctions.com

Waterfront AUCTION

PREVIEW DATE: Saturday, May 11th - 2-4 pm

Saturday, May 18, 2024 410 Peninsula Drive
 @ 10:00 am Eddyville, KY 42038

TRACTOR • BOATS • ATV • TOOLS SHOP ITEMS • HOME FURNISHINGS



TRACTOR & ATTACHMENTS: New Holland TC33D tractor with 7308 Loader. 914 Hours, 3pt Little Rhino Grader Blade, 3pt Root Rake.

BOATS: 2006 Bimini 214 SunCruiser by Lowe Pontoon Boat with 90 Horsepower Mercury - VIN: LWCP0145A606 - On SunCruiser Boat Trailer, Dual Chamber Rock Tumbler 4-Person Paddleboat.

ATV: 2005 Kawasaki Mule 3010 - 4wd - 394 Hours - VIN: JK1AFCH145B504509

ELECTRIC SCOOTER: Wrangler Outdoor Electric Scooter with Harmar Scooter lift.

UTILITY TRAILER: 10 Ft. x 6 Ft. Utility Trailer.

TOOLS & SHOP ITEMS: Generac 7500 EXL Generator, Echo Chainsaws, STIHL 021 Chainsaw, Milwaukee Hedge Trimmer Cordless, STIHL FS 55R & FS46 Weed eater, STIHL KM56RC Cutter, Karcher 2500 PSI Pressure Washer, Snap-On Fast Charger, Milwaukee: Cordless Screw Gun, Side Grinder, Sawzall, Metal Saw, Centech & Tool Shop Laser Levels, DeWalt: Jigsaw, Side Grinder, Electric Drill, Circular Saw, Sanders, Pro-Tech Table Saw, Sears/ Craftsman 10" Electronic Radial Saw, Work Bench w/ Cabinets, 3 Dual Door Cabinets,

Dremel Variable Speed, Tool Shop Air Nailer, Delta Scroll Saw, Sears Craftsman Planer Model 113 206932, 6" Grinder, Craftsman Table Saw, 10" Industrial Tile/Brick Saw, STIHL Blower, Vises, Garden Tools, 6'-8" Step Ladders, DeWalt 12" Miter Saw, 2 Gallon Air Compressor, 13' Keller Ladder, Bostitch Air Nailer, Rigid Cordless Drill & Charger, Porter Cable Tiger Saw

HUNTING: Buckmaster's II Scope 3 - 9 x 40, Walther 4 x 32 Air Rifle Scope, .22 Rifle Stock, Gun Carry Cases, Gun Cleaning Supplies, Numerous Holsters, Hunters View Red Dot Scope, 410 Ammunition, 12 Gauge Ammunition and .490 Muzzleloader Balls.

HOME FURNISHINGS: Broyhill Oak Server, Four Bar Stools, Rocker Recliner, Metal Pub Table w/ 2 Chairs, Sharp Flat Screen TV, Small Desk, Tiered Table, Wood Coffee Table, Serving Table, Lamps, Wooden Jewelry Dresser, Oak Roll Top Desk, Metal Frame Bed, Howard Miller Mantle Clock, Oak 2 Door Cabinet, Cloth Recliner, Queen Sleigh Bed w/ Dresser and Two Nightstands, Oak Queen Bed and Wardrobe, Chest of Drawers, 7-PC Lexington Bedroom Suite: Microfiber Lift, Vizio Flat Screen, Tempur-Pedic Lift Bed,

Wardrobe with Mirror, Dresser with Mirror and Chest of Drawers, Coca-Cola Decorative Cooler, Wooden Antique Rocking Chair, Numerous Outdoor Patio Tables, Chairs and Furnishings And More.

HOUSEWARES: LG Washer and Dryer, Stainless Steel Food Prep Table with/ 2 Tiers, Coolers, Stainless 2 Door Cabinet, Glassware: Fenton Baskets, Fostoria Salts, Press Glass, Juice Pitcher w/ Ice Lip, Thumb Print, Carnival and More, Crock Pots, Yellow Kitchen Aid Stand Mixer w/ Attachments, Euro-Pro Deep Fryer, Cast Iron Skillets (Lodge and Wagner), Maps, Shark Cordless Vacuum, Fans, Singer Model 9410 Sewing Machine, Husqvarna Viking Husky Lock 910, Emerald Lagasse Deluxe Air Fryer, Multiple Dishes, Bowls, Flatware, Pots and Pans, Waffle Maker, West End Beverage Maker, Sunbeam Bread Maker, Ninja Blender, Cuisines Coffee Maker, Life Size Doll House, Christmas Decor, White Mountain Ice Cream Maker, Jack Daniels Vintage Wooden Box, Bissell Cross Wave Vacuum, Tin Advertising Signs, Concrete Water Fountain, Pots, Planters and Garden Decor, Numerous Stained Glass Art, Hand Blown Glass Table Top Decor, Levoit Air Purifier, Deebot Robot Vacuum And More.

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.



270-247-3253 • harrisauctions.com

Waterfront AUCTION



Saturday, May 18, 2024
@ 10:00 am

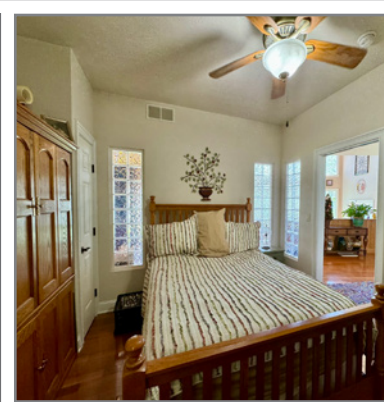
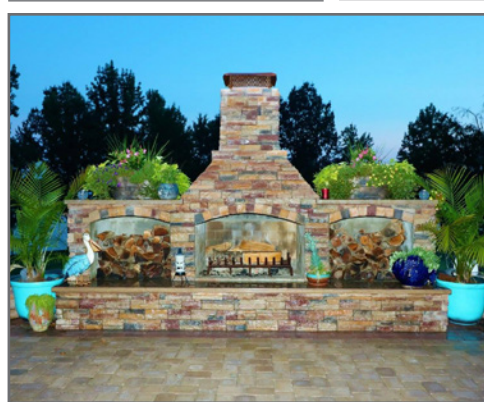
410 Peninsula Drive
Eddyville, KY 42038

PREVIEW DATE:
Saturday, May 11th - 2-4 pm



About the Real Estate

This stunning lake house sits on 1.29 acres and offers three bedrooms, three bathrooms an attached two-car garage, and a detached two-car garage with a plumbed, unfinished apartment, providing ample space and potential for comfortable lakeside living. Indulge in luxury with a cherry cabinet kitchen, island, and granite countertops seamlessly flowing into a grand living room with floor to ceiling windows, offering breathtaking views and abundant natural light. Enjoy waterfront living at its finest in this charming home featuring a screened porch, two covered porches, and a stone patio with an outdoor fire pit—all showcasing picturesque views of the lake, ideal for outdoor gatherings and relaxation. The primary suite boasts a large shower, jet tub, and walk-in closet, while beautiful hardwood and tile floors enhance the elegance of the interior. Additional features include an upstairs loft overlooking the grand living room, an ensuite upstairs, a large walk-in attic for storage, and a spacious basement with additional living space and storage, complemented by a Trane central unit and a NuTone ventilation system. The boat dock, measuring 24' x 30' on Lake Barkley, features two slips: the first measuring 9' x 20' and the second 10' x 20', alongside amenities such as a fish cleaning station and a boat lift. This property is located directly across from Prizer Point Marina.



270-247-3253

harrisauctions.com

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 1 individual tract.
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 2024 ad valorem taxes will be prorated at closing.
SURVEY: The property will be sold by current 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.