

# Absolute **LAND** AUCTION

HIGHWAY 1523 • CALVERT CITY, KY 42029

THURSDAY

December 19, 2024

6:00 PM

**99**±

**ACRES**

**IN 3 TRACTS  
& COMBINATIONS**

TENNESSEE RIVER

CLEAR POND

*99 Acres  
with 2,355+ Feet  
of Tennessee River  
Frontage*  
IN CALVERT CITY  
KENTUCKY!

**BID  
LIVE OR  
ONLINE**

**@ [harrisauctions.com](https://harrisauctions.com)**

**270-247-3253 | 800-380-4318**



AUCTION HELD AT:

**LAKE LAND**

EVENT CENTER

4900 HWY US 62, Calvert City, KY 42029





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#### LEGEND

25' Access Easement

#### Real Estate Tracts

Tract 1	3.91± Acres
Tract 2	50.75± Acres
Tract 3	44.74± Acres



**LAND SELLS ABSOLUTE @ 6:00 PM - LAKELAND EVENT CENTER - LIVE & ONLINE @HARRISAUCTIONS.COM**

Located in the heart of Calvert City, this prime 99-acre property is offered in 3 tracts and combinations, with over 2,355 feet of direct frontage on the Tennessee River. The expansive land is ideally suited for commercial or industrial development, with exceptional access to river transport and potential for mooring.

#### KEY FEATURES:

- **SIZE & LAYOUT:** 99 acres, available in 3 tracts or combinations to suit various development needs.
- **RIVER FRONTAGE:** 2,355+ feet of Tennessee River frontage, providing excellent opportunities for docking, mooring, or river-dependent industries.
- **LOCATION:** Situated within the city limits of Calvert City, offering easy access to nearby infrastructure, including highways and industrial facilities.

- **POTENTIAL USES:** Perfect for commercial or industrial development, including warehousing, manufacturing, or distribution. Ideal for businesses requiring river access for shipping and logistics.

**This property's strategic location along the Tennessee River presents a rare opportunity for development in a growing region with commercial, industrial, and transportation potential.**

**REAL ESTATE TERMS:** 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.

**SURVEY:** The property will be sold by a new survey. BUYER will be responsible for 50% of the survey costs.

**CLOSING:** Closing shall take place on or before 30 days from auction date. 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.