

Real Estate Auction

210 Maxwell Street | Grand Rivers | KY 42045

8.80[±]
ACRES
in **3** Tracts
& Combinations



In the **heart** of
GRAND RIVERS!



PUBLIC PREVIEW DATES:

Monday, July 14th, 10:00 am - 12:00 pm
Sunday, July 20th, 1:00 pm - 3:00 pm

Auction Held
OnSite & OnLine
RAIN or SHINE!

INCOME PRODUCING OPPORTUNITY

- Development Potential - **NO RESTRICTIONS**
- Walking Distance to Patti's 1880s Settlement, Shops, The Badgett Playhouse & Entertainment
- Less than 1 Mile to Kentucky Lake & Lake Barkley
- City Upgrades: New Sewer & Water System
- Utilities Available: Natural Gas, Sewer, Electric

HARRIS
Real Estate & Auction

270.247.3253
harrisauctions.com

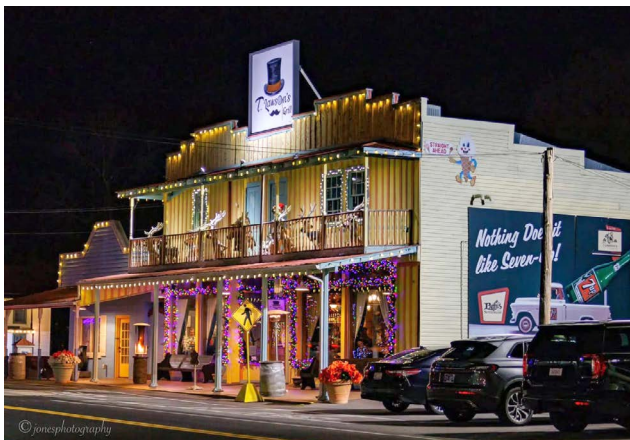
IN PARTNERSHIP WITH
THE EPIC^{exp}
GROUP REALTY



Real Estate Auction

210 Maxwell Street | Grand Rivers, KY 42045

THURSDAY
July 24th, 2025 @ 12:00 PM



WHY GRAND RIVERS?

Located between **Kentucky Lake and Lake Barkley**, Grand Rivers is a high-traffic tourism hub with proven year-round appeal. This thriving destination draws outdoor enthusiasts, families, and retirees alike—thanks to its proximity to Land Between the Lakes, world-class marinas, hiking trails, and the legendary **Patti's 1880s Settlement**. With consistent tourism traffic and limited lodging options that provide the “in-nature” experience today’s travelers seek, a well-positioned campground in Grand Rivers offers immediate income potential and long-term growth.

The property’s location—just 0.5 to 1 mile from both lake shores—makes it incredibly attractive to visitors interested in boating, fishing, kayaking, and off-road exploration. Add to that its accessibility to local entertainment like Broadway-style

shows at the **Baggett Playhouse**, family-friendly dining, unique boutiques, and waterfront attractions such as **The Wake Club** and **Tiki Turtle**, and you have a rare chance to tap into a multi-demographic market.

From seasonal campers and RV travelers to group retreats and outdoor festivals, the possibilities for expansion and revenue generation are strong. Grand Rivers blends small-town charm with heavy recreational demand—positioning this campground acquisition as a savvy move for investors seeking steady returns and real estate appreciation in a growing tourism corridor.

Invest where adventure, opportunity, and demand meet. Grand Rivers is not just a destination – it's a business opportunity waiting to be realized.

HARRIS
Real Estate & Auction

270.247.3253
harrisauctions.com

PUBLIC PREVIEW DATES:
Monday, July 14th, 10:00 am – 12:00 pm
Sunday, July 20th, 1:00 pm – 3:00 pm

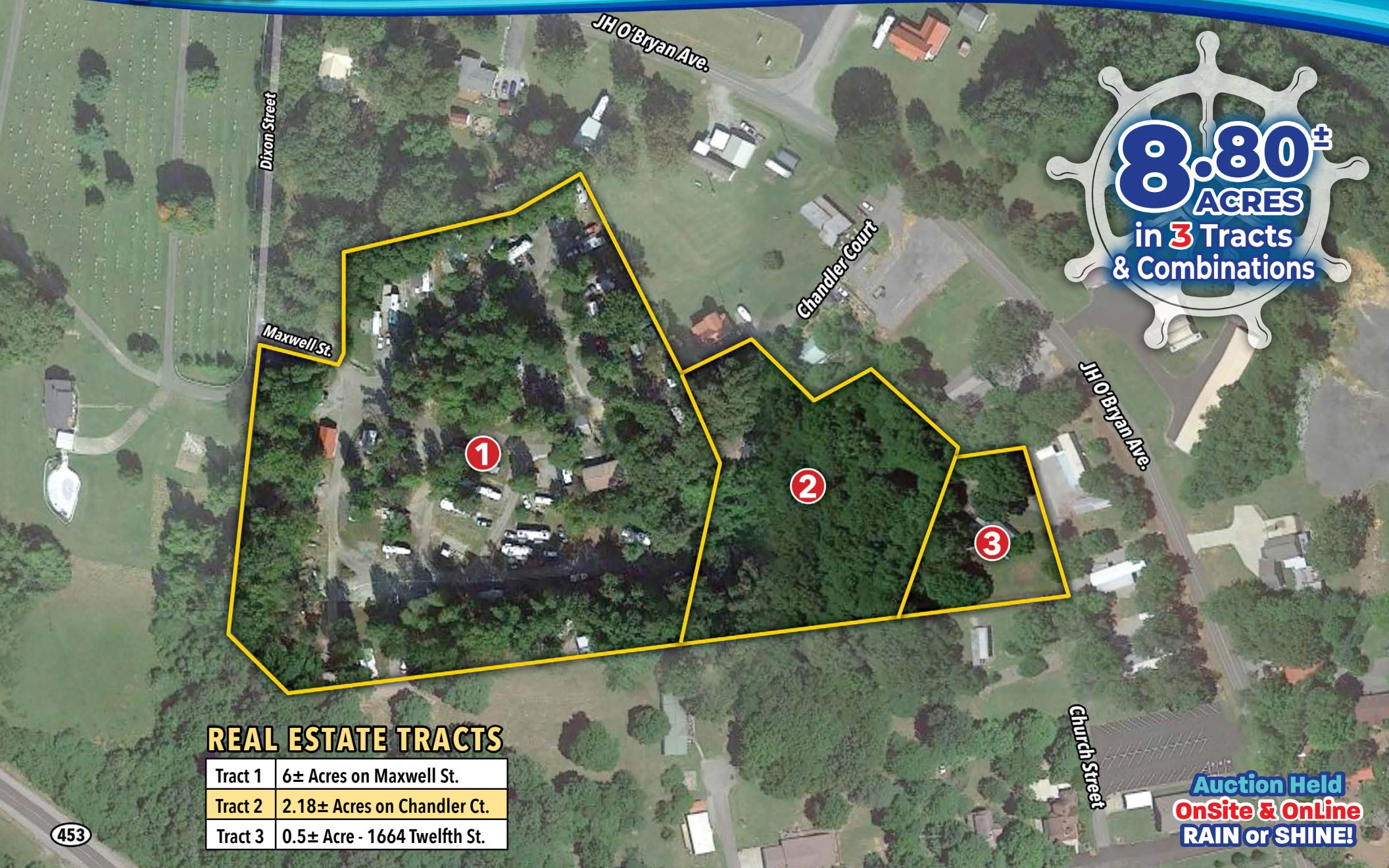
Auction Held
OnSite & Online
RAIN or SHINE!

IN PARTNERSHIP WITH
THE EPICexp
GROUP REALTY

THURSDAY
July 24th, 2025
@ 12:00 PM

Real Estate Auction
210 Maxwell Street | Grand Rivers, KY 42045

PUBLIC PREVIEW DATES:
Mon., July 14th, 10 am - 12 pm
Sun., July 20th, 1 pm - 3 pm



REAL ESTATE TRACTS

Tract 1	6± Acres on Maxwell St.
Tract 2	2.18± Acres on Chandler Ct.
Tract 3	0.5± Acre - 1664 Twelfth St.



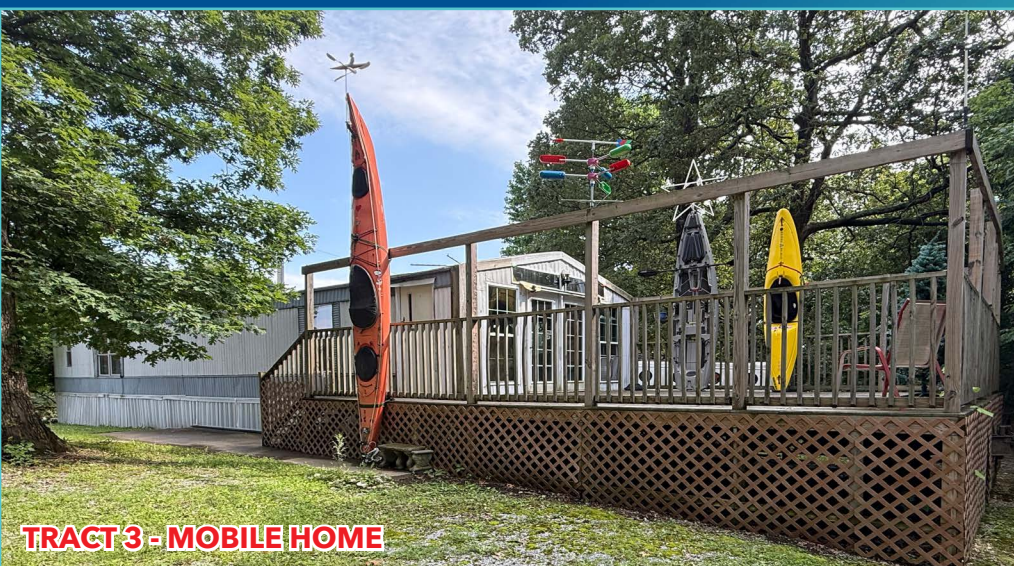
TRACT 1 - BATH HOUSE



TRACT 1 - OFFICE



TRACT 2 - LOG CABIN



TRACT 3 - MOBILE HOME

An outstanding 8.80± acre development and investment opportunity in the heart of Grand Rivers, KY – within walking distance of Patti's 1880s Settlement, shops, restaurants, and the scenic shores of Kentucky Lake and Lake Barkley, both less than a mile away. With no restrictions, utilities available, and a newly updated city water/sewer system, this property is ideal for residential, commercial, or mixed-use development.

THIS IS A FULLY OPERATIONAL BUSINESS OFFERING IMMEDIATE CASH FLOW FROM DAY ONE. With existing infrastructure including campsites, multiple residential units, and strong tourism traffic in Grand Rivers, the property presents a rare turnkey investment. Potential annual income based on market of **\$400,200.00** at full occupancy. Current annual income based on full occupancy is **\$325,200.00**. Whether you continue its current use or implement new development plans, the income potential is substantial.

TRACT 1: Maxwell Street - 6± Acres

- **54 Campsites**
- **210 Maxwell Street:** 3BR/2BA Manufactured Home (Management HQ), granite counters, attached & detached garages
- **216A Maxwell Street:** 2BR/1.5BA, laundry room, eat-in kitchen
- **216B Maxwell Street:** 2BR/1.5BA, stone fireplace, eat-in kitchen
- **Small 1BR cabin with loft** (no running water)
- **BATH HOUSE:** laundry, 2 half baths, 2 showers

TRACT 2: 136 Chandler Court - 2.18± Acres

- **1842 Log Cabin:** 2BR/2BA, laundry, sunroom, eat-in kitchen, large stone fireplace
- **2BR/1BA Manufactured Home**
- **Efficiency Apartment:** 1BR/1BA open floor plan

TRACT 3: 1664 Twelfth Street - 0.5± Acre

- **1BR/1BA Mobile Home** (744 SF) with eat-in kitchen & large side/rear deck

INCOME PRODUCING OPPORTUNITY!

- Development Potential - **NO RESTRICTIONS**
- Walking Distance to Patti's 1880s Settlement, Shops, The Badgett Playhouse & Entertainment
- Less than 1 Mile to Kentucky Lake & Lake Barkley
- **City Upgrades:** New Sewer & Water System
- **Utilities Available:** Natural Gas, Sewer, Electric

270.247.3253 • harrisauctions.com

HARRIS
Real Estate & Auction

IN PARTNERSHIP WITH
THE EPICexp
GROUP REALTY

