

KENTUCKY LAKE WATERFRONT AUCTION!

**ABSOLUTE
REAL ESTATE
AUCTION**

SATURDAY, JULY 26TH, 2025 @ 10 AM

416 ALBEN BARKLEY LANE • BENTON, KY 42025

**Auction Held
OnSite & OnLine
RAIN or SHINE!**

***KING BEAR ESTATES
on Kentucky Lake!***

- **PREMIER WATERFRONT HOME WITH DOCK**
- **4 SCENIC TRACTS AT KING BEAR!**

PUBLIC PREVIEW DATES:
Friday, July 11 from 5-6 pm
Wednesday, July 16 from 5-6 pm



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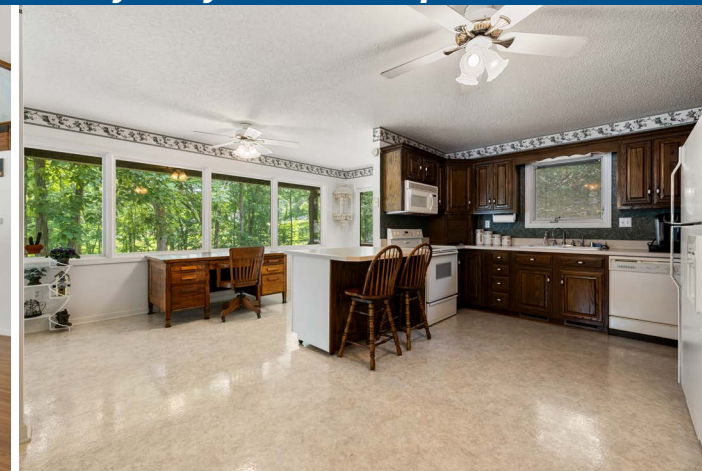
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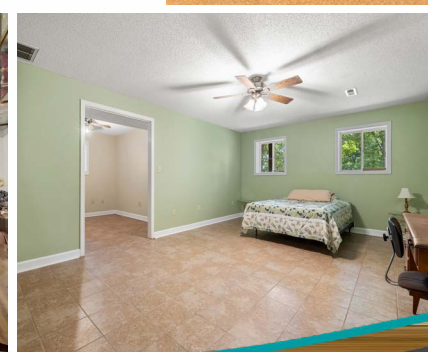
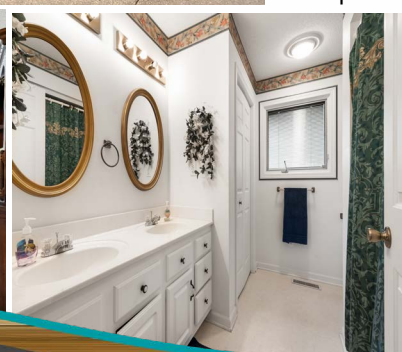
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PREMIER WATERFRONT HOME with Dock at **KING BEAR Estates** on Kentucky Lake!

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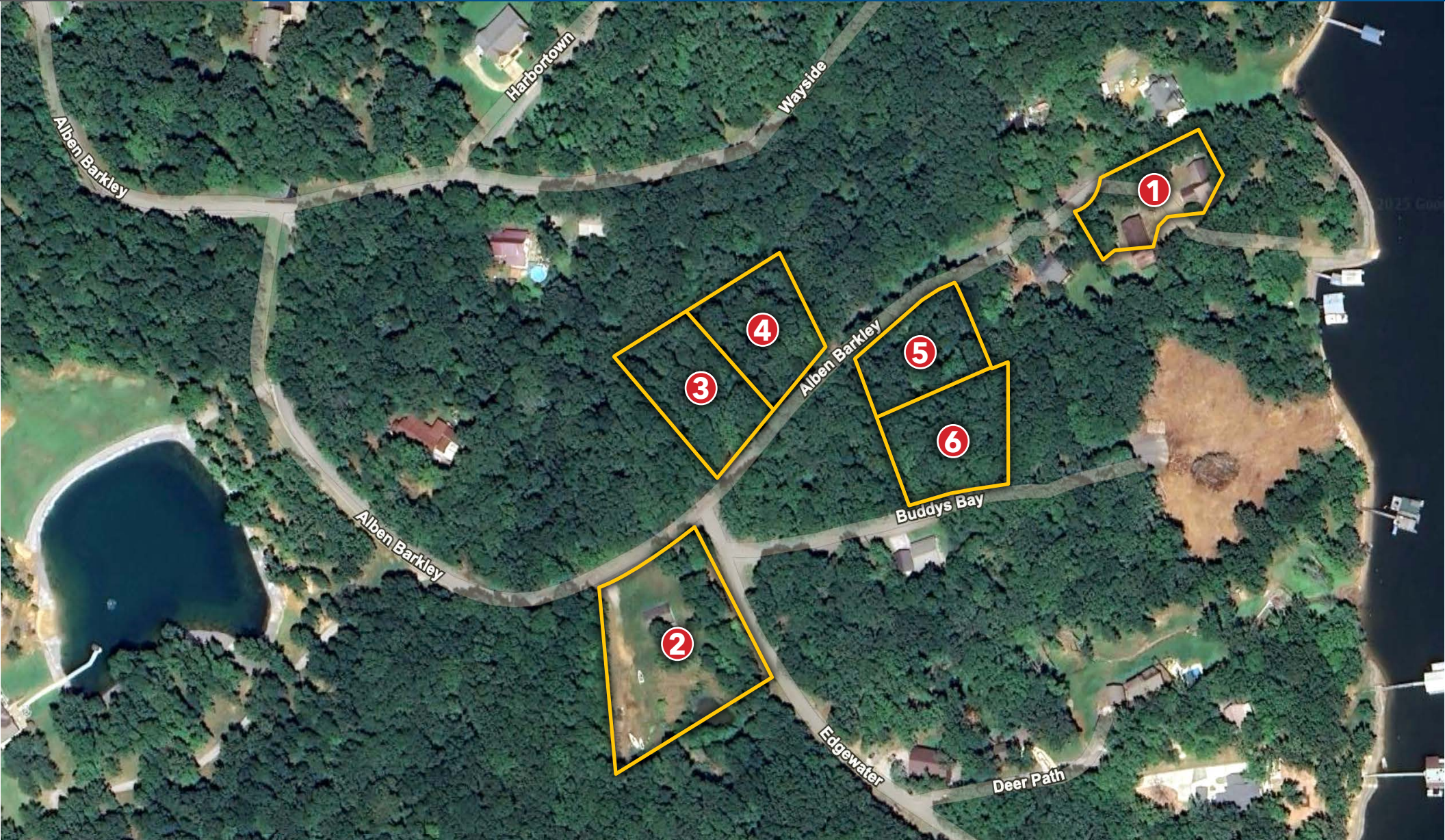


TRACT 1 DETAILS - 416 Allen Barkley Lane. This premier waterfront home offers the perfect blend of comfort, space, and stunning views of Kentucky Lake. Set on a gently sloping 0.51-acre lot with private dock access, the property features a spacious layout with 3 to 4 bedrooms—two on the main level and one to two in the finished basement—along with two full bathrooms. The eat-in kitchen and cozy loft provide additional living and entertaining space, while the expansive living area boasts floor-to-ceiling windows that frame breathtaking panoramic lake views. A detached 4-car garage includes a fully equipped apartment, ideal for hosting guests or generating rental income. This is an exceptional opportunity to enjoy lakefront living at its finest.



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TRACT 1



TRACT 2



TRACT 2



TRACT 1

TRACT 2 DETAILS - 384 Alben Barkley Lane offers a home with a walkout basement, currently under construction and ready for you to finish to suit your style and needs. The layout includes 3 bedrooms and 1 bathroom, providing a great foundation for a customized lake retreat or income-producing investment. Situated on a spacious 1.84-acre lot, this property presents a unique opportunity to create your ideal getaway in a desirable location.

**EXCELLENT
BUILDING LOTS**

TRACT 3: 0.59 Acre - Lot #38
TRACT 4: 0.55 Acre - Lot #39

TRACT 5: 0.54 Acre - Lot #55
TRACT 6: 0.64 Acre - Lot #56

Steps away from Kentucky Lake access—perfect for boating, fishing, and recreation!

KING BEAR ESTATES is a charming subdivision nestled in North Marshall County, near Benton, KY, along the scenic shores of Kentucky Lake. It offers gently sloping, waterfront lots—some of which come with approved dock access—perfect for lakeside living. Residents enjoy easy access to nearby attractions like Big Bear Resort and Moors Resort, while the availability of fiber-optic internet ensures modern connectivity alongside the peaceful, natural setting.

Your dream lake property awaits!