

# ABSOLUTE REAL ESTATE AUCTION



6215 US Highway 641  
Gilbertsville, KY 42044

**PREVIEW DATE:**  
**WEDNESDAY**  
**August 27th - 5-6 PM**

**WEDNESDAY**  
**September 10, 2025**  
**@ 10:00 AM**

**FAMILY FUN  
BUSINESS**

**21.83**  
**ACRES**

**IN 3 TRACTS  
& COMBINATIONS**



**A KENTUCKY LAKE BUSINESS!**

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



**\$300,000± Average Annual Income**

*Additional Acreage Offers Expansion of the Park,  
RV Campsites, RV/Boat Storage to Add to this*

**INCREDIBLE BUSINESS OPPORTUNITY**

*Fully Operational, Seasonal Family-Fun Business*

**KENTUCKY SHORES!**

*located in the heart of Western Kentucky tourism  
near Kentucky Lake and I-24.*



**HARRIS**  
Real Estate & Auction





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## REAL ESTATE TRACTS

Tract 1	Fully operational, seasonal family fun business - Kentucky Shores on 7.48 Acres
Tract 2	7.07 Acres
Tract 3	7.28 Acres

**Kentucky Shores**, a fully operational seasonal family-fun park, will sell at absolute auction to the highest bidder—regardless of price. Perfectly positioned in the heart of Western Kentucky's tourism hub near Kentucky Lake and I-24, this 20± acre turn-key property offers real estate, all amusement equipment, infrastructure, branding, and marketing assets. Attractions include Go-Karts, Gellyball, Rock Wall, Train Ride, Soft Play, Inflatables, Mini-Golf, Water Wars, Arcade, and Kiddie-Karts, along with a main office/check-in building, large parking lot, and full utility services.

Surrounded by hotels, marinas, campgrounds, and major tourist draws, Kentucky Shores is primed for success. **The seller** is offering operational manuals, marketing materials, brand rights, and personal consultation to **help the new owner prepare for the 2026 season**. Whether you plan to continue operations or redevelop, this is a rare chance to secure a beloved, high-visibility attraction in a booming lake-area market.



**MICHAEL HARRIS**

Principal Broker / Auctioneer

KL# 252972 | KY Broker# 198374



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**REAL ESTATE TERMS:** The property will be offered in 3 individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price. 10% buyer's premium will be added to the final bid price & included in contract price. A 15% deposit is due day of auction, balance due in 30 days. 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. Make Inspections Prior To Date Of Sale. **SURVEY:** The property will be sold by a new survey. Buyer will be responsible for 50% of the survey cost.

**PREVIEW DATE:** Wednesday, August 27th - 5-6 PM

## Harris Real Estate & Auction

3855 State Route 45 North  
Mayfield, KY 42066