

KENTUCKY LAKE WATERFRONT AUCTION

Sunday, **September 28TH**, 2025 | 2:00 PM - **ONSITE!**

396 STEAMBOAT ROAD • GILBERTSVILLE, KY 42044

**ADJOINS
TVA Land!**

**3 BDRM, 2 BATH HOME -
POLE BARN, PRIVATE LAKE,
PAVILION & BOAT DOCK**

**10.54
ACRES**

**in 4 Tracts
& Combinations**

PREVIEW DATE:
SUNDAY
September 21ST
from 1-2 PM



REAL ESTATE AUCTION - Private Lake Property with Kentucky Lake Access

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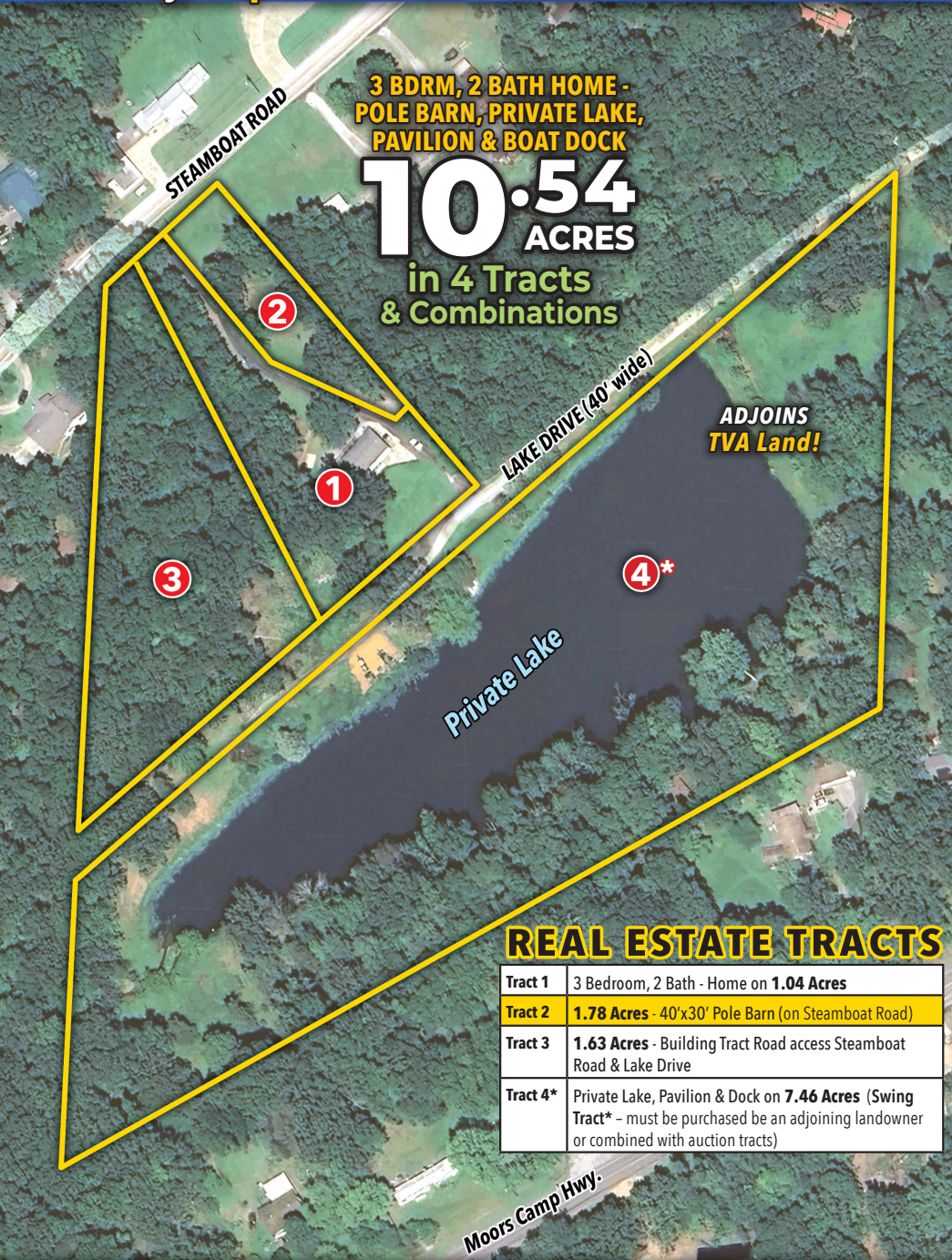
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REAL ESTATE TRACTS

Tract 1	3 Bedroom, 2 Bath - Home on 1.04 Acres
Tract 2	1.78 Acres - 40'x30' Pole Barn (on Steamboat Road)
Tract 3	1.63 Acres - Building Tract Road access Steamboat Road & Lake Drive
Tract 4*	Private Lake, Pavilion & Dock on 7.46 Acres (Swing Tract* - must be purchased by an adjoining landowner or combined with auction tracts)



Welcome to Peace & Tranquility

Discover a truly unique property offering both your own private lake and access to Kentucky Lake – all nestled on over 10.54 acres of privacy. Whether you're seeking a personal retreat or an investment opportunity, this property delivers unmatched potential.

Lake Life & Recreation

Take a golf cart ride down to Kentucky Lake and launch from subdivision private boat ramp. The property also adjoins TVA land and may be dockable, with approval. Imagine fishing in your private stocked lake, kayaking on a peaceful afternoon, or simply relaxing by the water's edge.

Updated Home

The recently updated home features 3 bedrooms, 2 full baths, and a 1-car attached garage, providing comfort and convenience in a serene setting.

AMENITIES & IMPROVEMENTS

- 40'x30' pole barn
- Spacious pavilion for gatherings
- Private lake with dock

Investment Potential

This property offers endless opportunities – create a campground, develop short-term rentals, or build tiny cabins for income. Or simply keep it as your own private lakefront estate with unmatched privacy and direct access to Kentucky Lake.

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LAKE LIFE AT ITS BEST - YOUR OWN PRIVATE LAKE & ACCESS TO KENTUCKY LAKE!