

MOBILE HOME & SHED

5.50
ACRES

**in 3 Tracts
& Combinations**

Absolute REAL ESTATE AUCTION

Friday, **September 5th, 2025** • 5:00 PM

2424 Barge Island Road, Benton, KY 42025



PREVIEW DATE: Auction Day - 4:00-5:00 PM



THIS WELL-MAINTAINED 3-BEDROOM, 2-BATH MOBILE HOME

is ideally situated just minutes from Kentucky Lake, offering a peaceful country setting with the perks of lake life close by. Inside, you'll find a spacious open-concept layout designed for comfortable living. The master suite features a large walk-in closet and a large master bathroom complete with a **Safe Step Walk-In Bathtub** that includes 7 different settings.

The kitchen offers both style and functionality with a dual sink, ample counter space, and a built-in buffet hutch that provides extra storage and serving space. Step outside to the back deck—perfect for enjoying quiet evenings or weekend relaxation in a serene setting.

The property also includes a 12'x24' outdoor shed, ideal for hobbies, tools, or additional storage. **With its combination of comfort, convenience, and proximity to Kentucky Lake, this home offers the best of country living with easy access to outdoor recreation.**

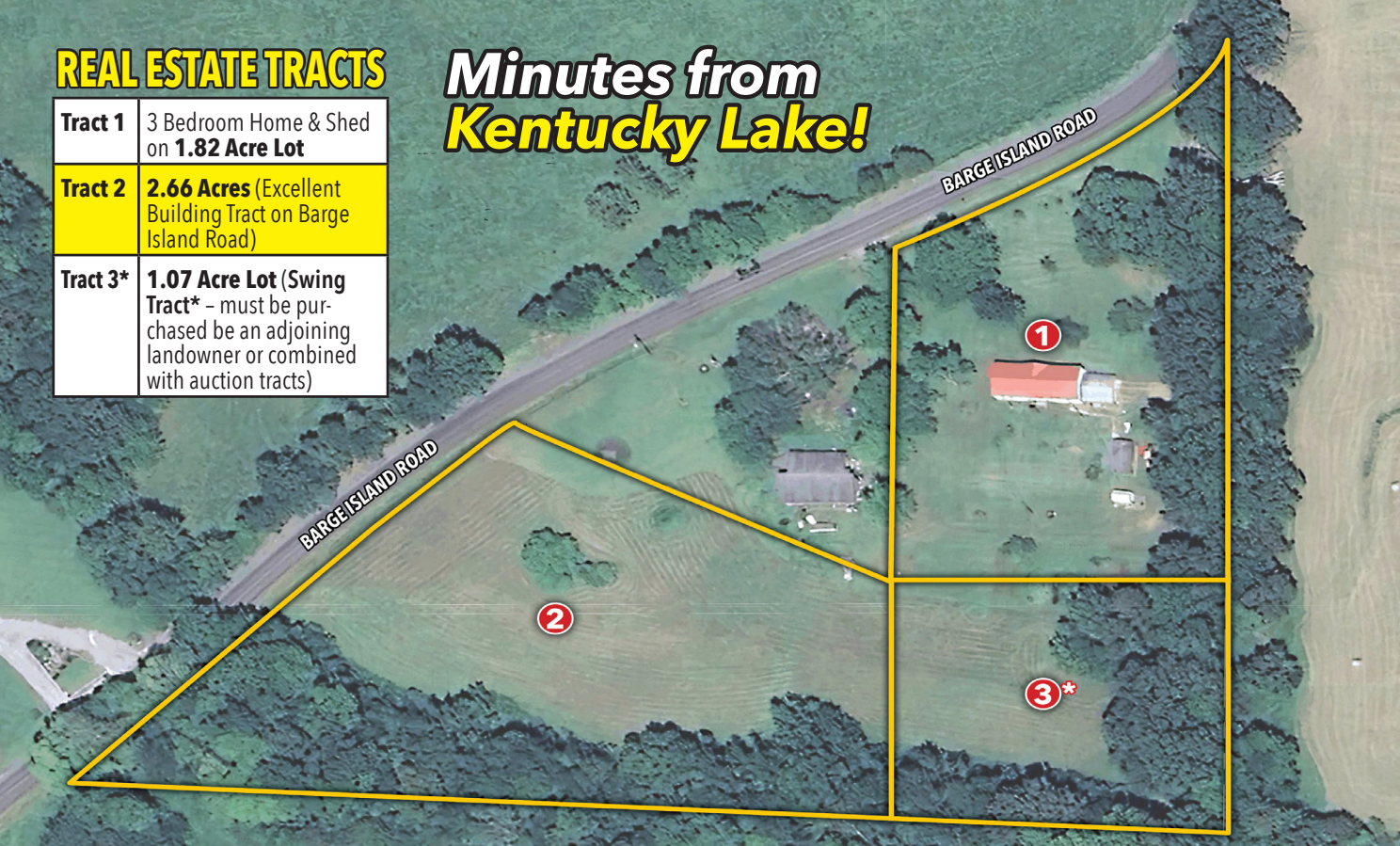
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REAL ESTATE TRACTS

Tract 1	3 Bedroom Home & Shed on 1.82 Acre Lot
Tract 2	2.66 Acres (Excellent Building Tract on Barge Island Road)
Tract 3*	1.07 Acre Lot (Swing Tract* – must be purchased be an adjoining landowner or combined with auction tracts)

Minutes from Kentucky Lake!



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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. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. 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. **SURVEY:** The property will be sold by a new survey. Buyer will be responsible for 50% of the cost of the new survey. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.** Closing shall take place on or before 30 days from auction date. All 2025 ad valorem taxes will be prorated at closing.



MICHAEL HARRIS

PRINCIPAL BROKER
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