

ABSOLUTE LAND AUCTION

Thursday, Dec. 18, 2025 • 6:00 PM (CST)

FARM LOCATION: English Road, Gilbertsville, KY 42044

185.72

IN 6 TRACTS & COMBINATIONS

**AUCTION
HELD AT:**



**Marshall County
Extension Office**

**2081 Mayfield Highway
Benton, KY 42025**

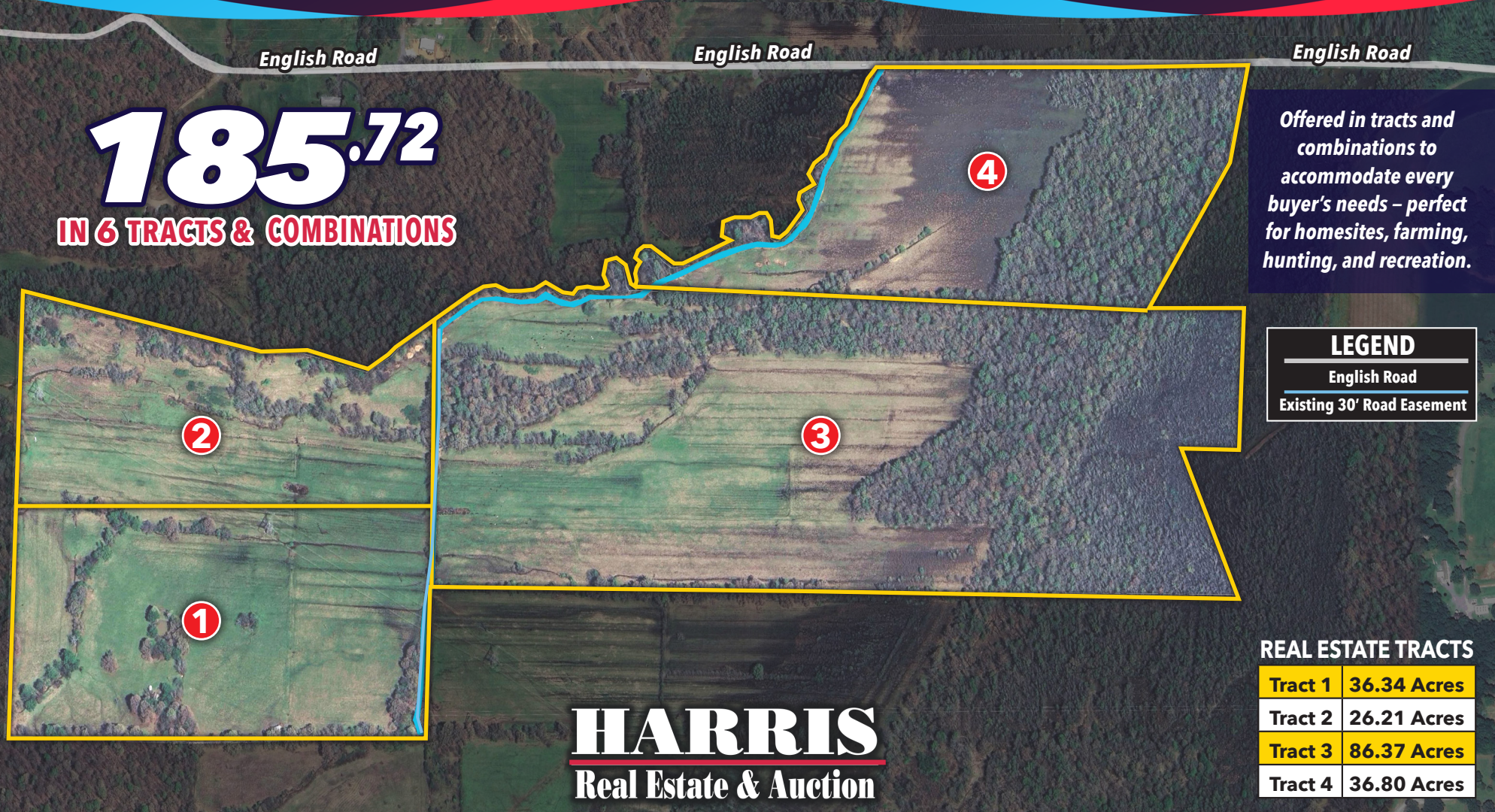
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This auction will be held at the **Marshall County UK Extension Office**, 2081 Mayfield Hwy., Benton, KY 42025, and the property is located on English Road in Gilbertsville, KY—just minutes from Kentucky Lake and Kentucky Dam Marina.

This prime 185-acre farm offers outstanding potential for row crops, cattle, or recreational use. Located near Hwy 641, I-24, and the heart of Kentucky Lake recreation, it combines excellent accessibility with beautiful natural surroundings.

HIGHLIGHTS & FEATURES

- Minutes from Kentucky Lake & Kentucky Dam Marina
- Easy access to Hwy 641 and I-24
- Features a mix of tillable farmland and mature woodlands, presently managed as a cow and calf farm.
- An excellent opportunity for investors, farmers, hunters, and outdoor enthusiasts
- Gently rolling and bottomland terrain with scenic natural features

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Auction Held at the **Marshall County UK Extension Office**, 2081 Mayfield Hwy., Benton KY 42025

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REAL ESTATE TERMS - The property will be offered in 4 individual tracts, any combination of tracts, or 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. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.** All 2026 ad valorem taxes will be prorated at closing. **SURVEY:** The property will be sold by a new survey. Buyer will be responsible for 50% of the survey cost. **FOR FULL TERMS: GO TO harrisauctions.com**

Harris Real Estate & Auction

3855 State Route 45 North
Mayfield, KY 42066



Marshall County
Extension Office

2081 Mayfield Highway
Benton, KY 42025

HARRIS
Real Estate & Auction

MICHAEL HARRIS

PRINCIPAL BROKER / PRINCIPAL AUCTIONEER

KL# 252972 | KY Broker# 198374

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