

HARRIS REAL ESTATE & AUCTION

# KENTUCKY LAKE WATERFRONT AUCTION

631 Sherwood Drive & 583 Sherwood Drive • Gilbertsville, KY 42044

*Wake Up to This View*

**Saturday, April 18th, 2026**  
at 10:00 AM (CST)

631 Sherwood Dr.



**PUBLIC PREVIEW:**  
Sunday, April 12th, 2026  
1:00-2:00 PM

Waterfront Home • Waterfront Lot • Private Dock • Moors Resort Access

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at 10:00 AM (CST)

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**TRACT 2**  
583 Sherwood Dr.



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**TRACT 2** - The property already includes an engineer approved approximately 1,500 sq ft concrete basement, helping streamline your building process and saving significant construction costs.

Enjoy the gentle lake breeze as you walk or take a golf cart the short distance to Moors Resort and Marina. A thoughtfully designed golf cart path on the property leads directly to your dock, making gatherings and lake days effortless without the climb back up.

**Whether you're seeking a peaceful retreat or an exciting lake adventure, this remarkable property is the ONE!**

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**TRACT 1**  
631 Sherwood Dr.



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**TRACT 1** - Imagine waking up every morning to breathtaking views of Kentucky Lake from your stunning new construction home! This incredible 4-bedroom, 4-bathroom retreat boasts not one, but TWO primary suites – one upstairs and one downstairs – perfect for family or guests.

With a brand-new dock, you'll be able to enjoy the serene sunrises and sunsets from the comfort of your own private water's edge. The property offers ample parking in the front and is just a walk or golf cart ride from Moors Resort, giving you convenient access to one of Kentucky Lake's most popular destinations.

**This house is now complete and ready for your family!**



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**TRACT 2**  
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**REAL ESTATE TERMS & CONDITIONS**

The property will be offered in 2 tracts. 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.** Closing shall take place on or before 30 days from auction date. All 2026 ad valorem taxes will be prorated at closing. The property will be sold by the deed. **DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.**

**HARRIS**  
Real Estate & Auction



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REAL ESTATE & DEVELOPMENT

**Harris Real Estate & Auction**

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