

ABSOLUTE REAL ESTATE AUCTION

Selling to the Highest Bidder - No Reserve

Saturday, **May 9th** at 10:00 am

99[±] ACRES

KENTUCKY LAKE WATERFRONT

250 Cindy Drive
Murray, Kentucky



HARRIS
Real Estate & Auction

Offered in 20 Tracts & Combinations
Unrestricted Land • Nearly 1 Mile of Shoreline

harrisauctions.com | 270-247-3253 | 800-380-4318

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This amazing unrestricted waterfront farm features **99± acres** of true paradise along Kentucky Lake. Offering nearly a mile of shoreline, this rare tract provides a private lakeside retreat with unmatched recreational, residential, and investment potential.

The property is improved with a gravel driveway, underground electric, well, septic system, four full RV hookup sites, and multiple building pads already in place. Whether you're looking to build, develop, or enjoy as a getaway, this property is ready for immediate use.

ADDITIONAL FEATURES: An expansive 50± acre TVA land area surrounds portions of the property, offering additional privacy and usable recreational space with direct access.



PROPERTY HIGHLIGHTS

- Nearly 1 Mile of Kentucky Lake Shoreline
- Dockable Property
- Gravel Driveway Installed
- Underground Electric, Well & Septic System
- (4) Full RV Hookup Sites
- Multiple Building Sites/Pads
- Winding Trails & Walking Paths to the Water
- Creeks Throughout Property
- Excellent Hunting & Fishing Opportunities
- Private, Secluded Lakeside Setting

Located just minutes from both public and private boat ramps, this property offers convenience without sacrificing seclusion.

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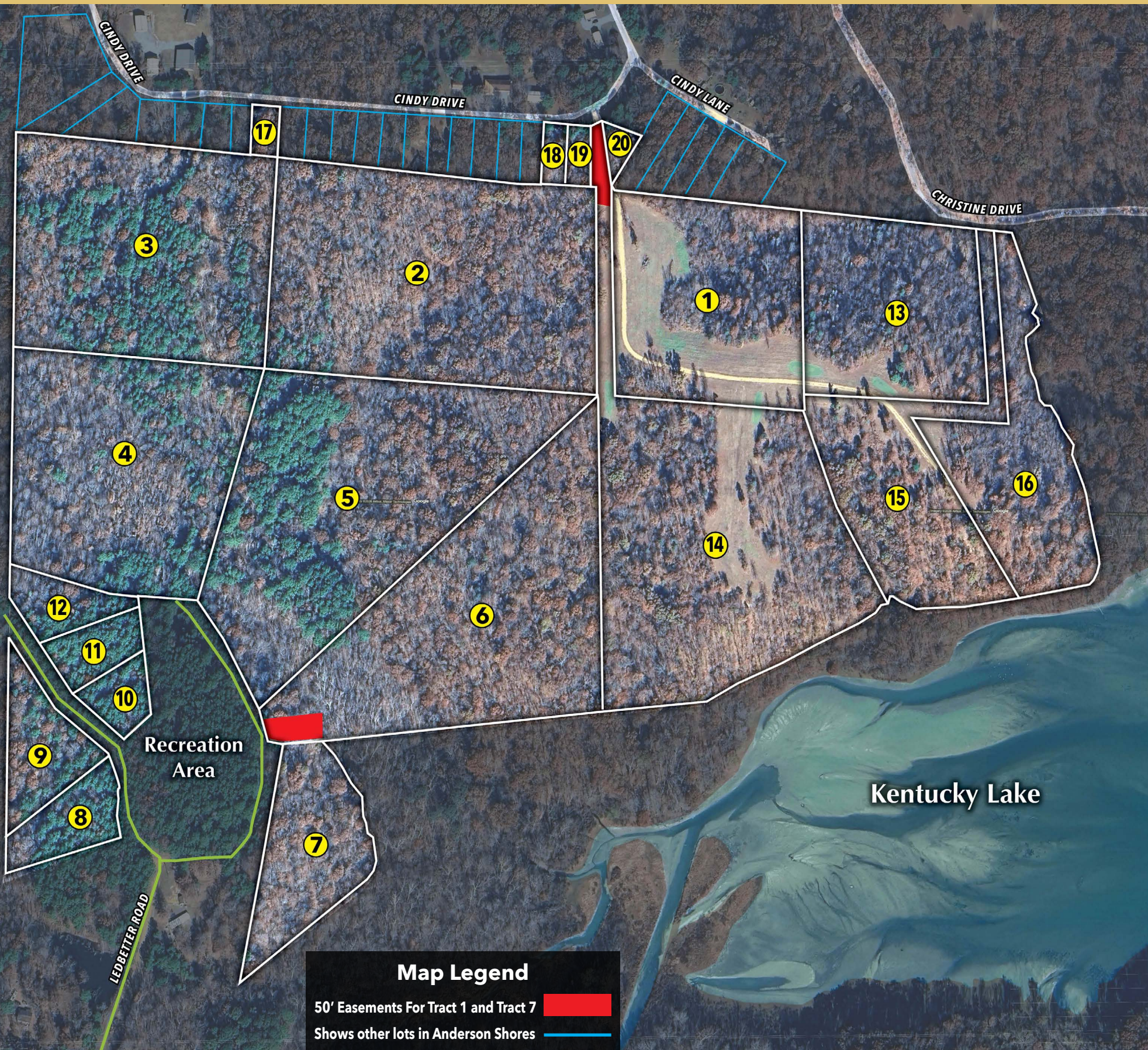
— Auction Held On-Site —
250 Cindy Drive, Murray, KY 42071

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Map Legend
 50' Easements For Tract 1 and Tract 7 █
 Shows other lots in Anderson Shores █

Real Estate Tracts

Tract 1	6.97 Acres
Tract 2	12.10 Acres
Tract 3	9.77 Acres
Tract 4	9.15 Acres
Tract 5	12.03 Acres
Tract 6	10.84 Acres
Tract 7	3.14 Acres
Tract 8	1.24 Acres - Plantation Village Lot #6
Tract 9	1.67 Acres - Plantation Village Lot #7
Tract 10	0.66 Acres - Plantation Village Lot #10
Tract 11	0.85 Acres - Plantation Village Lot #9
Tract 12	0.96 Acres - Plantation Village Lot #8
Tract 13	5.76 Acres
Tract 14	12.77 Acres
Tract 15	5.43 Acres
Tract 16	4.73 Acres
Tract 17	0.25 Acres - Anderson Shores
Tract 18	0.26 Acres - Anderson Shores
Tract 19	0.25 Acres - Anderson Shores
Tract 20	0.42 Acres - Anderson Shores

Properties like this are extremely rare. With water frontage, infrastructure already in place, and development potential, there is truly nothing like this currently on the market.



AUCTION HELD ON-SITE:
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*Kentucky Lake
 Waterfront*

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HARRIS

Real Estate & Auction

HOMES | FARMLAND
ESTATES | WATERFRONT



MICHAEL DALE HARRIS

PRINCIPAL BROKER / AUCTIONEER

IL# 441.001142 | IL Broker# 475.204410

270.247.3253



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REAL ESTATE TERMS & CONDITIONS

FOR FULL TERMS - Go to - harrisauctions.com

The property will be offered in 20 individual tracts, any combination of tracts, or as a whole property. Tract 3 is considered a swing tract and must be combined with Tract 17, or with Tract 2 or Tract 4, to provide access. Tract 20 is also a swing tract and must be combined with Tract 14 for access purposes. Tract 1 will have the benefit of an access easement across Tracts 20 and 14. 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.** 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 a new survey. Buyer is responsible for 50% of the cost.

Harris Real Estate & Auction

3855 State Route 45 North

Mayfield, KY 42066

