

MASTER COMMISSIONER AUCTION

Civil Action No. 25-CI-00078



4913 GILBERTSVILLE HWY
CALVERT CITY, KY 42029

MONDAY, MAY 18TH, 2026
10:00 AM - ONSITE AUCTION

Positioned in the heart of the Calvert City industrial corridor, this property offers an outstanding opportunity for investors, business owners, or operators looking to capitalize on proximity to major industrial plants directly across the street.

INVESTMENT OPPORTUNITY

This is a strategic industrial location with strong upside potential. Ideal for manufacturing, warehousing, service-based businesses, or expansion near major employers.

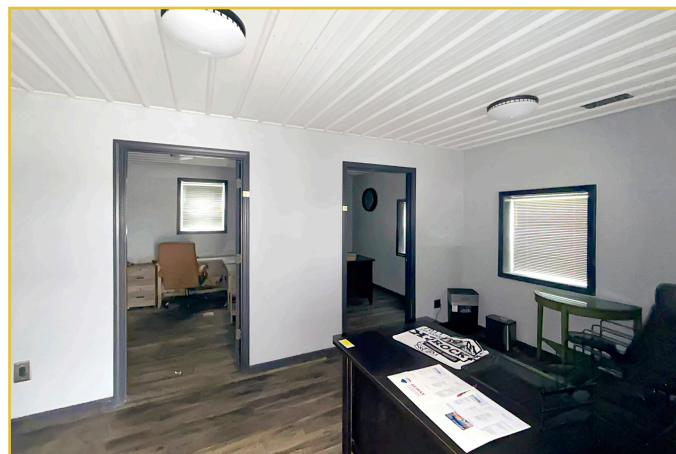
REAL ESTATE TERMS: The property will be offered in 2 individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale 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. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING. Buyer Will Be Required To Sign A Lead Based Paint Disclosure Waiving The Opportunity To A 10 Day Post Sale Inspection. Make Inspections Prior To Date Of Sale. 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. This property is being sold pursuant to a **Master Commissioner Auction ordered by the court in Civil Action No. 25-CI-00078. Additional terms, conditions, and court requirements will apply.**

PROPERTY OVERVIEW

- 4,000+ Sq Ft Industrial Building
- Situated on 1.25 Acres
- Zoned I-1 (Light Industrial)
- Excellent visibility and access from multiple road frontages

PROPERTY HIGHLIGHTS

- Flexible layout: Offices
- Shop • Manufacturing • Storage
- 5+ Offices with Reception Area
- Large Open Production Area
- Rear Shop Space
- 2 Half Bathrooms
- 3-Phase Electric Available
- City Water & Sewer
- West Kentucky Electric
- Spectrum Internet Available
- Ample Parking and Expansion Potential



1.25± ACRES OFFERED IN 2 TRACTS
TRACT 1: Building on 1.10± Acre - **TRACT 2:** 0.15± Acre Lot

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ONLINE ONLY EQUIPMENT & TOOL AUCTION

Civil Action No. 25-CI-00078

BIDDING OPEN NOW!

Bidding Closes: Monday, May 18th at 12:00 PM CST • Pick Up: Thursday, May 21st - 10:00 AM - 4:00 PM CST
LOCATION: 4913 GILBERTSVILLE HWY, CALVERT CITY, KY 42029



AUCTION OVERVIEW - Don't miss this outstanding opportunity to bid on a large selection of vehicles, welding equipment, shop tools, and industrial items. This auction features a well-equipped shop with quality brands including Miller, Lincoln Electric, Snap-On, Milwaukee, Ridgid, and more. Whether you're a contractor, fabricator, mechanic, or collector, this auction offers something for everyone.

VEHICLES

- 2017 Ford F-250 XL Long Bed Truck
- 2017 Ford F-250 XL Crew Cab Pickup

TRAILERS & MOWERS

- 2020 Homesteader Enclosed Trailer
VIN: 5HABE1623LN085226
- 2021 Homesteader Enclosed Trailer
VIN: 5HABE1422MN087909
- Toro Zero-Turn Lawnmower (42" Cut)

EQUIPMENT & WELDING

- Clark Forklift • 2-Ton Lift
- Miller MIG, TIG, Stick & Portable Welders
- Lincoln Electric LN-25 PRO Portable Welder
- Miller Arc Reach & Suitcase Welders
- Torch Sets with Oxygen & Acetylene Tanks
- Welding Wire, Leads, and Accessories
- Harrington Chain Hoists (Multiple, Up to 3 Ton)
- Lever Chain Hoists, Come-Alongs, A-Frame Rack

- Hydraulic Press, Climax Key Mill
- Kysor Johnson Bandsaw

POWER TOOLS & SHOP EQUIPMENT

- Milwaukee Band Saws, Rotary Hammer, Hole Shooter
- Dewalt & Porter-Cable Power Tools
- Metabo Angle Grinder
- Bench Grinders, Sanders
- Pneumatic Tools, Air Nailers, Impact Wrenches
- Ladders, Industrial Fans, Shop Heaters

HAND TOOLS & SHOP CONTENTS

- Large Selection of Sockets, Wrenches & Tool Sets
- Snap-On Impact Wrenches & Torque Wrenches
- Tap & Die Sets, Bearing Pullers, Micrometer Set
- Grease Guns, Pry Bars, Clamps, Hammers
- Buckets of Hardware, Bolts, Pipe Fittings
- Shop Supplies, Electrical Items, Safety Equipment

STORAGE & SHOP FURNISHINGS

- Snap-On, Ridgid, Kobalt & Craftsman Tool Chests
- US General Cabinets, Weather Guard Toolboxes
- Metal Storage Racks, Lockers, Industrial Shelving
- Tool Carts, Metal Racks, Storage Containers

OFFICE & MISCELLANEOUS

- Office Desks, Chairs, Tables & Cabinets
- Shredder, Extension Cords, Misc. Office Items
- Shop & Garage Contents - Large Assortment



HARRIS

Real Estate & Auction



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PRINCIPAL BROKER / AUCTIONEER
KL# 252972 | KY BROKER# 198374
270.247.3253



PERSONAL PROPERTY AUCTION TERMS: A 20% Buyer's Premium will be added to all winning bids to determine the final purchase price. The credit card on file with Hibid will be automatically charged at the close of the auction unless prior arrangements are approved. Approved alternative payment methods (must be arranged prior to auction close): Cash, wire transfer, cashier's check, or money order.

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