

ABSOLUTE REAL ESTATE AUCTION

8332 US Highway 62 W • Kuttawa, Kentucky

3 BEDROOM HOME

81[±] ACRES

3 Tracts & Combinations

- Mini Farm
- Recreation
- Hunting
- Investment
- Cumberland River Frontage

TUESDAY, MAY 12, 2026 | 10:00 AM

PREVIEW: Monday, May 4th • 5:00-6:00 pm

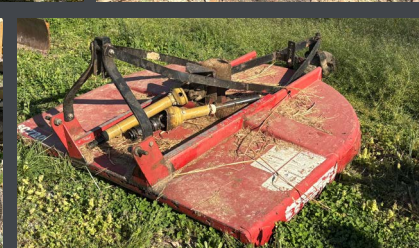
**CUMBERLAND
RIVER FRONTAGE**

PERSONAL PROPERTY - Sells Immediately After Real Estate

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Truck, ATVs, Motorcycles

2014 Chevrolet 1500 4X4 Pick Up Truck, 194,067 miles, Cloth Interior, Runs & Drives, VIN: 1GCVKREC8E253383, 2004 John Deere Gator HPX 4X4 ATV, New Tires, Enclosed Cab, Needs Battery Starter, SN: MOH4GX01580, Hours: 1014.7, 2022 Honda Forman ATV, 4X4 Foot Shifter, Miles: 159, Hours: 56, Honda CL 350 Motorcycle, Miles: 9,063, VIN: CL350-4018850, 1977 Honda CB550K Motorcycle, Miles: 12,142.6 Hours: 51.1, VIN: CB550K-2002627

Tractors

John Deere 4020 Tractor 2X4 with Loader, Hours: 2745.4, Loader: Model E0148, SN 003871W, Tractor: Model T213R, SN 268928R, Ford 2X4 Tractor, Hours: 3020.3, 4 Speed, 3PT Hitch, Updated Starter, Alternator, Belt, Plugs & Muffler.

Trailers & Boats

Rich Line 13 FT Boat SN:55028, 54" X 97' Utility Trailer, Single Axle 9 FT Trailer, Double Axle 8 FT Trailer

Farm Implements & Attachments

IH 470 14 FT Disc SN: 047000U013539, Pittsburg Field Cultivator, Rhino 3PT Hitch w/ Hydraulic Swivel Blade 7FT 10IN, SQ720 Bushhog Rotary Cutter 6 FT, 3 PT Hitch Seed Sower, 5 FT Countyline Tiller, John Deere 5 Shank Plow, Ford One Row Corn Cutter 3 PT Hitch, Bush Hog 10 Shank 3 PT Hitch Model 23D SN: 11-00400, Ford 3PT Hitch 2 Row Planter, Allis-Chalmers 3 PT Plow, Ford 3 PT Plow Model: 10-152 SN:37670, 1 Row 3PT Hitch Ripper, The Dunham Co. Culti-Packer 88", Leland McGee MFG. 5.5' Box Blade, Spring Tooth 7 Shank Harrow, 6 FT 3 PT Disc, 4 PT Ford Plow SN: 1177, Campbell MFG Pull Behind Sprayer SN: 4487, Woods Batwing 9318 15 FT SN: 784298 Mower, Huskee 42" Sweeper Model: 45-0260-131 7119, Dearborn Row Crop Cultivator Model: 13-2, Vintage Drag Harrow, Vintage Disc Harrow, 3 Row Plow, Horse Drawn Antique Cultivator, Spike Tooth Drag,

Mower

2020 Cub Cadet ZT1 50" Zero Turn Mower, Model: 17RIEAC2010 Serial: 1H180H50247 Hours: 70.7, Motor: Kawasaki FR691V, 23HP, LED Lights

Shop & Tools

30 Gallon Fuel Tank w/ Fuel Pump, Yard Wagon, 100 Gallon Fuel Tank Gravity Flow, Scrap Metal, Wagon Frame, Lake Bouy, Wooden Swing, 55 Gallon Drums, Kitchen Sink, Cables, 4IN Drain Pipe, 10" Sears Radial Saw, Chains, Yard Hand Tools, Post Hole Digger, Horse Saddle, Sawhorses, Shooting Target, ATV Sprayer Tank, Pump Sprayers, Backpack Sprayer, Propane Grill, Tarps, Shop Light, Extension Cords, Battery Charger, Hoses, Ladders, Traps, Metal Tool Chest, Lincoln Arc Welder, Hoses, Air Compressor, Bench Grinder, Miter Saw, Gas Cans, Cen-Tech Battery Charger, Drill Press, Hand Saws, Craftsman Wrenches, Multiple Floor Jacks, Shop Stools, Hand Tools, Shop Fan, Hydraulic Shop Press, Coolers, Lawn Chairs, Tires, Truck Bed Tool Box, Push Mower.

PERSONAL PROPERTY TERMS:

A 15% Buyer's Premium Will Be Added To The Final Bid And Included In The Sales Price. Full Settlement Date Of Sale. Check Or Cash Only.

harrisauctions.com

270-247-3253

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CUMBERLAND RIVER FRONTAGE

Tract 1 Details: 10.84 Acres

This well-maintained 3 bedroom, 2.5 bath home offers a functional layout designed for comfortable everyday living. The spacious kitchen flows into the dining area, creating a great setup for family meals and gatherings. A sliding door opens to a rear wooden deck, perfect for relaxing or entertaining.

The primary suite includes a private bathroom, while the home also features a 2-car attached garage with workspace, sink, and man door access. Just inside the garage entry, you'll find a laundry room combined with a half bath for added convenience.

Outside, the property is improved with a 64' x 40' shop building, ideal for equipment storage, hobbies, or workshop use.

IMPROVEMENTS

- 64' x 40' Detached Shop Building
- Large overhead door
- Excellent for equipment, storage, or workspace
- Attached Garage
- 2-car capacity
- Concrete floor
- Workspace area with sink
- Gravel driveway with circular access
- Mature shade trees surrounding homesite

- Mini Farm
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- Cumberland River Frontage



3 BEDROOM HOME
81[±] ACRES
 3 Tracts & Combinations

REAL ESTATE TRACTS

| | |
|---------|--|
| Tract 1 | 10.84± Acres - Home & Improvements |
| Tract 2 | 19.77± Acres |
| Tract 3 | 50.70± Acres - Over 1200 ft of Cumberland River Frontage |

ABSOLUTE REAL ESTATE AUCTION

Selling to the Highest Bidder - No Reserve

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Also Selling -
Personal Property
Immediately after
the Real Estate.

HARRIS

Real Estate & Auction

HOMES | FARMLAND
ESTATES | WATERFRONT



MICHAEL DALE HARRIS

PRINCIPAL BROKER / AUCTIONEER

IL# 441.001142 | IL Broker# 475.204410

270.247.3253



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

REAL ESTATE TERMS & CONDITIONS

FOR FULL TERMS - Go to - harrisauctions.com

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. 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

