

**SATURDAY, MAY 23RD @ 12:00 PM**  
**ABSOLUTE REAL ESTATE AUCTION**

*Selling to the Highest Bidder – NO RESERVE!*



**663 Steamboat Road**  
**Gilbertsville, KY**



*Kentucky Lake  
Waterfront*

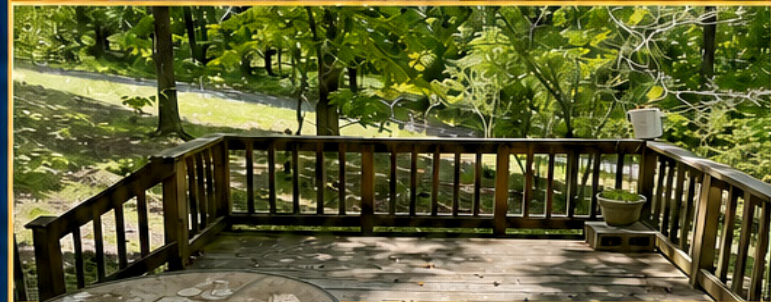
**PREVIEW: Sunday, May 17th | 12:00 - 1:00 PM**

**3 BEDROOM, 2 BATH HOME ON 1.77± ACRES**  
in the heart of Kentucky Lake country offering  
dockable potential, scenic surroundings,  
and strong investment appeal.

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# PROPERTY DETAILS



This 3 Bedroom, 2 Bath manufactured home features an open living room and dining area, creating a comfortable space for everyday living and entertaining. The primary bedroom includes a private full bath, with an additional full bath conveniently located in the hallway. The property offers a functional layout, scenic surroundings, and excellent potential for a primary residence, weekend getaway, investment property, or future building site. A standout feature is the sunroom addition, providing extra living space filled with natural light and a great place to relax year-round. Enjoy the outdoors from your elevated deck, offering a quiet setting with views toward Kentucky Lake. With dockable potential and proximity to the water, this property is ideal for lake lovers looking to build, invest, or enjoy immediately.

## HIGHLIGHTS

- 3 Bedrooms, 2 Full Bathrooms
- 1.77± Acre Lot
- Dockable Property
- Excellent Future Building Site Potential
- Open Living Room & Dining Area
- Primary Suite with Private Bath
- Sunroom Addition for Extra Living Space
- Rear Deck Overlooking Kentucky Lake Area
- Conveniently Located Near Moors Marina
- Peaceful, Wooded Setting

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PREVIEW DATE

**SUNDAY, MAY 17<sup>TH</sup>**

12:00 – 1:00 PM

**MICHAEL DALE HARRIS**

PRINCIPAL BROKER / AUCTIONEER

KL# 252972 | KY BROKER# 198374

**270.247.3253**



**REAL ESTATE TERMS** A 10% Buyer's Premium Will Be Added To The Final Bid Price & Included In Contract Price. A 15% Deposit Is Due Day Of Auction With The Balance Due In 30 Days. The Property Is Being Sold On An "AS IS, WHERE IS" Basis, And No Warranty Or Representation, Either Express Or Implied, Concerning The Property Is Made By The Seller Or Auction Company. Each Potential Bidder Is Responsible For Conducting His Or Her Own Independent Inspections Investigations, Inquires, And Due Diligence Concerning The Property. 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. Selling by the Deed.

