



ABSOLUTE *Estate of Don Warford*
REAL ESTATE &
PERSONAL PROPERTY
AUCTION

Thursday, July 9th, 2026 at 10:00 AM

4275 Shar-Cal Road, Calvert City, KY 42029

**RIPARIAN RIGHTS • MOORING RIGHTS
BOAT RAMP ACCESS**

43[±] ACRES
**SELLING IN 5 TRACTS
& COMBINATIONS**

PREVIEW DATE: Monday, July 6th from 5:00-6:00 pm

HARRIS
Real Estate & Auction

270-247-3252

harrisauctions.com

LAND • WATER • RECREATION
A Rare Tennessee River Opportunity

ABSOLUTE ESTATE AUCTION

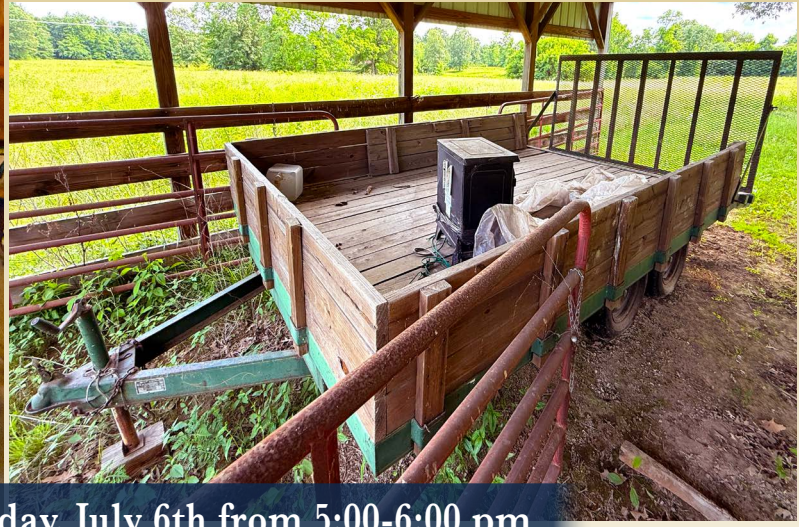
Personal Property

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Estate of

DON WARFORD

PERSONAL PROPERTY SELLS IMMEDIATELY AFTER THE REAL ESTATE



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VEHICLES • EQUIPMENT • FARM IMPLEMENTS

- Ford 5000 Diesel Tractor - 2,146 Hours - Serial #0299421
- 8' x 18' M&M Trailer with Dovetail & Ramp
- Ford Three Bottom Plow
- Three Point Hitch Two Row Cultivator
- Three Point Hitch Grader Blade
- Steel Rolling Drum
- Horse Drawn Harrow
- ATV Sprayer
- 3000 Watt Generator
- Hydraulic Ram
- Electric Fence Posts & Supplies

SHOP EQUIPMENT & TOOLS

- Lincoln AC-225S Welder
- Welding Rods
- Large Assortment of Nuts & Bolts

- Drill Press
- Bench Grinder
- Workbench
- Hand Tools
- Large Chain Links
- Radiant Heater
- Hunter Ceiling Fan (New In Box)
- 3PTH Hydraulic Wood Splitter

HOUSEHOLD & COLLECTIBLES

- Oak Entertainment Center
- VHS Player
- Chest of Drawers
- Dresser with Mirror
- Bed
- Small Dining Table
- Fish Aquarium
- Collection of Canes
- Coca-Cola Bottle Carrying Case
- Kentucky Wildcats Clock
- Additional Household Items

METAL CARPORTS

- 20' x 30' Carport
- 18' x 18' Carport



PERSONAL PROPERTY TERMS: A 10% Buyer Premium Will Be Added To The Final Bid. Full Settlement Due Day Of Sale. Cash Or Check Accepted With Proper Identification.

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43± ACRES SELLING IN 5 TRACTS & COMBINATIONS

A UNIQUE TENNESSEE RIVER OPPORTUNITY WATERFRONT - RECREATION BUILDING SITES

Don't miss the rare opportunity to purchase a unique Tennessee River property featuring river frontage, mooring rights, living quarters, outbuildings, and recreational acreage. This 43± acre property will be offered in 5 tracts and combinations, giving buyers the flexibility to purchase the tract or combination that best suits their needs.

PROPERTY HIGHLIGHTS

- 43± Total Acres
- Selling in 5 Tracts & Combinations
- 13.47± Acres Fronting Tennessee River
- Riparian & Mooring Rights
- Existing Boat Ramp Access
- Large Pond
- Two-Car Garage
- 32' x 48' Barndominium with Living Quarters
- 30' x 30' Equipment Shed
- Well Water & Propane Heat
- Multiple Fruit Trees
- Excellent Hunting & Recreation
- Minutes from Kentucky Lake & Calvert City



IMPROVEMENTS 32' x 48' BARNDOMINIUM

A building featuring a two-car garage and upper-level living quarters complete with cabinets, cooking stove, dishwasher, bathroom, propane heat, window air conditioning, and well water service.



ADDITIONAL IMPROVEMENTS

- 30' x 30' Equipment Shed • Boat Ramp
- Mature Fruit Trees
- Open & Wooded Acreage



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ABSOLUTE ESTATE AUCTION

Home, Land & Personal Property

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AUCTION HELD AT:
4275 SHAR-CAL ROAD • CALVERTY CITY, KY 42029

HARRIS

Real Estate & Auction



MICHAEL DALE HARRIS

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

270.247.3253

HOMES | FARMLAND
ESTATES | WATERFRONT



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 5 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 the deed.

Harris Real Estate & Auction
3855 State Route 45 North
Mayfield, KY 42066

