

ABSOLUTE REAL ESTATE AUCTION

TUESDAY, JUNE 30TH, 2026 • 6:00 PM

9397 STATE ROUTE 129 | FULTON, KY 42041



SELLING IN 2 TRACTS

Don't miss this opportunity to purchase a charming country property selling at Absolute Auction! Situated on approximately 18± acres, this attractive rural property offers the perfect combination of comfortable living, scenic surroundings, and functional improvements. The property will be offered in two tracts, allowing buyers the flexibility to purchase the tract that best fits their needs.

LAND FEATURES

- 3 Bedrooms, 1 Bathroom
- Approximately 1,512± Sq. Ft.
- Approximately 18± Acres
- Cozy Fireplace
- Designated Laundry Area
- Ample Closet Space
- Dining Room with Patio Door
- Scenic Pond
- Detached Workshop
- Multiple Storage Sheds
- Beautiful Country Views
- Peaceful Rural Setting



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TRACT 1 – 8± ACRES

Consists of approximately 8± acres and includes the home, scenic pond, detached barn/workshop, and multiple storage sheds. This tract offers country living with functional improvements already in place and plenty of room for recreation, gardening, livestock, or hobby farm activities.

TRACT 2 – 10± ACRES

Consists of approximately 10± acres of mixed wooded and tillable land. This versatile tract offers excellent potential for farming, recreation, hunting, investment, or a future homesite. The combination of open ground and wooded acreage provides a desirable balance of agricultural and recreational opportunities.



Real Estate Tracts

Tract 1	8.0± Acres Home, Buildings & Scenic Pond
Tract 2	10± Acres



Whether you're looking for a country residence, hobby farm, recreational property, or investment opportunity, this property offers tremendous potential in a peaceful rural setting.

Enjoy the privacy of country living while still maintaining convenient access to surrounding communities and amenities.

REAL ESTATE TERMS: 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.** 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. Sold by the deed.

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270-247-3253
800-380-4318



MICHAEL HARRIS
PRINCIPAL BROKER
PRINCIPAL AUCTIONEER
TL# 5624 | TN Broker# 280718
KL# 252972 | KY Broker# 198374