

ONLINE ONLY ABSOLUTE AUCTION



**CABIN & 20+/- ACRES
OVERLOOKING SID BELL FALLS**

BIDDING ENDS THURSDAY • APRIL 18 • 11 AM



Off of Denney Rd. • Albany, KY 42602

ONSITE PREVIEW: THURSDAY • MARCH 28 • 4-6 PM



Adjoining Lake Cumberland with views of the iconic Sid Bell Falls, this rustic cabin and unrestricted acreage allows for a private getaway or a chance to enjoy off the grid living! The property will be offered in two tracts, with Tract 1 containing 5.74 +/- acres with a nice building site, 690 ft. of Army Corps boundary line and outstanding views of Lake Cumberland. Tract 2 contains 14.63 +/- acres and is where the 1.5 story rustic cabin is located, offering 1152 sq. ft of living space with an open floor plan. Additionally, tract 2 has excellent views of Lake Cumberland, 798 ft. of Corp Boundary line, and a mixture of open land and woodland loaded with wildlife. Rarely do you find a property with lake views such as this, while being able to enjoy the relaxing sound of Sid Bell Falls!

Nathan Groce • Agent/Auctioneer • (606) 688-1925 • Lee J. Amonett • Broker/Auctioneer • (931) 252-1907

Terms: 10% Buyer's Premium. 20% Deposit at conclusion of sale, with balance due in 30 days.
2024 Taxes Pro-Rated. Possession with Deed. All Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to the sale. Announcements & Updates Take Precedence Over All Other Advertising.

**AMONETT'S EAGLE
AUCTION & REALTY, LLC**
2276 Livingston Hwy. • Monroe, TN 38573
23-103 **931-864-5335**
TN 6150 KY 2985 IN AD1200022
www.eagleauctions.com

VIRTUAL TOUR, DRONE VIDEO & BIDDING @ EAGLEAUCTIONS.COM