

132+/- Acres Offered in 2 Tracts

ONLINE ONLY ABSOLUTE AUCTION

**Beech Bottom Rd./ Hwy 415
Albany, KY**



BIDDING ENDS FRIDAY • APRIL 25 • 11 AM
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132 +/- acres located in the Beech Bottom Community of Clinton County, Ky, notably one of the most scenic areas in the county. A recreational paradise boasting scenic views in a rural setting, an abundance of deer and turkey and some marketable timber. Offered in two tracts, tract 1 contains 103.30 +/- acres that is mostly wooded but does offer a small field for a building site and is improved with an older barn. Tract 2 is 28.64 +/- acres that is all wooded with Koger Creek running through this tract. Seldom is property publicly available in Beech Bottom, buyers take advantage of this opportunity. Recently surveyed and selling Absolute!

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 45 days. Seller Pays 2025 Taxes. 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

931-864-5335

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TN 6150 KY 2965 IN AU11200022



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