

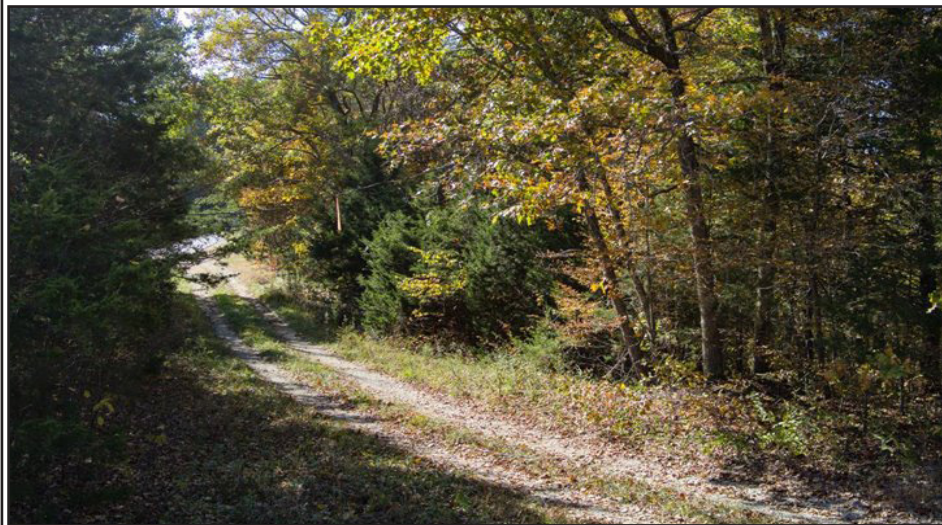


67+/- Acres Near Wolf Creek Dam ONLINE ONLY ABSOLUTE AUCTION



**Hwy 127/ Wells Bottom Rd.
Albany, KY 42602**

BIDDING ENDS: THURSDAY • MAY 1 • 10 AM



A recreational paradise known for its deer and turkey population, this 67 +/- acres adjoins both Hwy 127 and Wells Bottom Rd. with additional access on a 40 ft. gravel road located on the east side of the property. The property is all wooded with some marketable timber and suitable for hiking, hunting and privacy.

Conveniently located only minutes from the Cumberland River, Wolf Creek Dam and Lake Cumberland. Recently surveyed and will be selling as 1 tract.

**More Images, Aerial Plat
& Drone Video
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2276 Livingston Hwy. • Monroe, TN 38573

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**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. 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.



TOTAL AREA
66.63 ACRES

40' ACCESS
ROAD

TRACT 1
66.49 ACRES

TRACT 2
0.14 AC.

HIGHWAY 127

HIGHWAY 3063

