



250+/- Acres in Tracts & Home

ONLINE ONLY ABSOLUTE AUCTION



2867 Cartwright Loop • Albany, KY 42602

OPEN HOUSE: THURSDAY • JUNE 6 • 4-6 PM



BIDDING ENDS THURSDAY • JUNE 27 • 10 AM

More Images, Drone Video, Aerial Plat & Bidding @ WWW.EAGLEAUCTIONS.COM

A Residential, Recreational and Agricultural opportunity just off of KY Hwy 90 in Albany, KY! This sprawling 250 +/- acres has 1769 ft. of road frontage on the rapidly growing KY 829 and is improved with an older farmhouse. Admired by many, this farm boasts panoramic views and is a mixture of level to sloping agricultural land that is mostly fenced with an abundance of woodland suitable for recreational activities. The 1.5 story Farmhouse is a 2 bedroom 1 bathroom offering 1478 sq. ft of living space with curb appeal. The property has been recently surveyed with tract sizes ranging from 2.32 +/- ac to 73.23 +/- ac. Located less than 9 miles from Marina @ Rowena on Lake Cumberland, this is an opportunity to purchase land in an area where it rarely is available!

Nathan Groce • Agent/Auctioneer • (606)-688-1925

Lee J. Amonett • Broker/Auctioneer • (931) 252-1907

**AMONETT'S EAGLE AUCTION & REALTY**
2276 Livingston Hwy. • Monroe, TN 38573
23-085 **931-864-5335**
TN 6150 KY 2965 IN AU1200022   
www.eagleauctions.com

Terms: 10% Buyer's Premium. RE: 20% Deposit at conclusion of sale, with balance due in 30 days. Seller Pays 2024 Taxes. Home built prior to 1978, buyer to sign a 10 day waiver on inspection for lead based paint. Possession with Deed. PP: Payment & Pickup is shall be SATURDAY, JUNE 29, 9 AM - 12 NOON at 2867 Cartwright Loop, Albany, KY. 6% KY sales tax on personal property where applicable. 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.

WWW.EAGLEAUCTIONS.COM