

ONLINE ONLY ABSOLUTE AUCTION



Prime 18+/- Acres • Older Home • Barns

BIDDING ENDS: THURSDAY • MAY 28 • 10 AM



**OPEN HOUSE:
TUESDAY • MAY 19
4-6 PM**

**3574 WOLF RIVER DOCK RD.
ALBANY, KY 42602**



Location! Location! Location!

Here is an opportunity to own prime real estate situated on the ever popular Hwy 738 (Wolf River Dock Rd.) and additionally adjoining Hwy 3066 (Martha Stockton Rd.). This prime 18 +/- acres is mostly open hay/pasture land with tremendous residential, agricultural and investment opportunities.

Improvements include a 1.5 story older home considered a “Handyman’s Special” with approximately 1500 sq. ft. of living space in a beautiful setting along with barns and ponds. Offered in 5 tracts by new survey and located just over 3 miles to Wolf River Dock on Dale Hollow Lake.

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 2026 Taxes. Home built prior to 1978, buyer to sign a 10 day waiver on inspection for lead based paint. 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
26-019
TN 6150 KY 2965 IN AU11200022
www.eagleauctions.com

More Images, Survey Plat & Bidding @ WWW.EAGLEAUCTIONS.COM