

# 20+/- ACRES IN TRACTS NEGLECTED CABIN + POND + TIMBER - ONLINE ONLY ABSOLUTE AUCTION -

**BIDDING ENDS THURSDAY • DECEMBER 4 • 12 NOON**



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This 20 +/- acres is a hidden gem tucked away in the countryside of Clinton County, KY with the rippling waters of Spring Creek nearby. The property does offer some cleared land with the remainder being mostly wooded with marketable timber. Offered in 8 tracts with various acreages ensures something for every type of real estate buyer. A neglected home awaiting repairs overlooks a large pond stocked with fish making this the perfect weekend retreat. You will notice existing mobile home sites and numerous building sites with road frontage on Huntersville Rd., Ethan Drive and Ewing Branch Rd. Only minutes to Dale Hollow Lake.



2276 Livingston Hwy. • Monroe, TN 38573

25-085 **931-864-5335**

TN 6150 KY 2965 IN AU11200022



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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. Home built prior to 1978, buyer to sign a 10 day waiver on inspection for lead based paint. 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.