

AUCTION

Wednesday, July 27th at 5:30 PM

LOCATION: 290 North Lakeside Ln., (Fernwood Subdivision) Leitchfield, KY 42754

DIRECTIONS: From Hwy. 79 and Hwy 259 in McDaniels, take Hwy. 259 six miles south to Lee Miller. Rd, then 1.5 miles north to Fernwood Ln. (Fork in the Rd.) Take Fernwood Ln. 1 mile to N. Lakeside Ln. From Leitchfield, take Hwy 259 North 10 miles to Lee Miller Rd., then follow above stated directions. **Watch for signs**

Kurtz Auction and Realty has been authorized to sell the following **regardless of price:**

1.12+/- Acres Rough River Lakefront Property

PROPERTY FEATURES:

- Five lots selling as one tract
- 496± ft. of Frontage on N. Lakeside Dr.
- Lots 215, 216, 217, 218 & 219 (Plat reference 1/51, Breckinridge Co. courthouse)
- 12x60 mobile home in need of updates with 320 sq. ft covered back deck
- One car metal garage with overhead door
- Water currently supplied by cistern. County water hook up available
- Property has shared boat dock
- Access to private boat launch 1/10 mile away from property
- Property has septic tank & electric.
- Stairway to dock
- Residential development potential
- Rental income potential



VIEW AT OWN RISK

Auction Site: Fernwood Subdivision (private boat launch)

Auctioneer Note: This auction provides an excellent opportunity to purchase a lakefront property on one of Kentucky's most popular destinations. This property with a little TLC could be a boaters paradise. Come one, come all as this property sells absolute and possession is granted day of sale.

Terms: 10% down at the auction, balance due on or before Sept. 12th, 2022. Possession granted day of sale. Property taxes will be pro-rated.

**FOR MORE INFORMATION & PHOTOS VISIT KURTZAUCTION.COM OR
CONTACT JOSEPH MILLS, AUCTIONEER.**

Owner: Sandra Hallman

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