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FIRST CLASS

HARRIS
Real Estate & Auction
3855 State Route 45 North
Mayfield, Kentucky 42066
(270)247-3253 • (800)380-4318
TL #5402 TF #4537



Absolute Kuttawa, Kentucky
REAL ESTATE AUCTION

Saturday March 8th, 2008 @ 10:00 AM

LOCATION: 69 Waschick Road, Kuttawa, KY (Along Waschick Rd. - Chestnut Oak Rd. & HWY. 810) BETWEEN SUWANEE AND KUTTAWA, KY. From Interstate 24 (AT EXIT 40) Take US 62/Hwy. 641 Southwest 3 Miles To Hwy. 810., Then Proceed 3 Miles South On Hwy. 810 To Chestnut Oak Road - *Signs Posted!!*

28.412
Acres in 5
tracts & combinations
PLUS: 20 UNIT RV PARK

ATTENTION:
INVESTORS, DEVELOPERS,
LAKE ENTHUSIASTS



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OUTSTANDING RECREATIONAL & INCOME PRODUCING PROPERTY

Absolute Kuttawa, Kentucky
REAL ESTATE AUCTION
Saturday March 8th, 2008 @ 10:00 AM



PLUS:
20 UNIT RV PARK

Rocky Ridge RV Park, LLC

28.412
Acres in 5
tracts & combinations

**WATERVIEW BUILDING SITES OVERLOOKING
BEAUTIFUL LAKE BARKLEY – EASY ACCESS
TO BOYDS LANDING RECREATION AREA
BOAT RAMP.
ELECTRIC – WATER & SEPTIC HOOKUP AT
EACH RV SETUP!!!!
POTENTIAL YEARLY INCOME OF +/- \$34,000**

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28.412
Acres in 5
tracts & combinations

Contact Mike Futrell with
questions about
plumbing & electric.
270-519-2608



Electric – Water & Septic Hookup At Each RV Setup!!!!
POTENTIAL YEARLY INCOME OF ± \$34,000
COUNTY WATER & NATURAL GAS AVAILABLE ALONG HWY. FRONTAGE!!

**WATERVIEW BUILDING SITES OVERLOOKING BEAUTIFUL LAKE BARKLEY
EASY ACCESS TO BOYDS LANDING RECREATION AREA BOAT RAMP.**

**REAL ESTATE WILL SELL AT 10:00 AM REGARDLESS OF PRICE
BUY ANY TRACT, COMBINATION OR THE ENTIRE PROPERTY**

REAL ESTATE TERMS: 15% Down Day of Sale Balance in 30 Days. *A 10% Buyers Premium Will Be Added To Final Bid(s) And Included In The Contract Price.



Dale Harris
Broker/Auctioneer

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Michael Harris
Broker/Auctioneer

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