



ATTENTION: INVESTORS - DEVELOPERS - LAKE ENTHUSIASTS  
**2 Miles From Eddy Creek Marina Resort**  
**Outstanding Location For A Residence, Recreational Home,**  
**Great Income Producing Property.**



**4 BDRM. HOME – 17.3 ACRES**  
**15 UNIT RV PARK SELLING IN 1 TRACT**  
**Kuttawa Water District**

**Income Potential**  
**Yearly of \$63,650**

**REAL ESTATE-** Being A Nice 2 Story 4 Bedroom, 2 ½ Bath Cedar Sided Home Featuring Kitchen, Living Room, Family Room, Dining Room & Utility Room. Other Interior Features Include Large Open Rooms, Central Heat & Air & An Abundance Of Cabinet Space. All Furnishings In The Home Stay. Exterior Features Include A Small Pond, Large Screened-In Porch, Covered Deck & A Wrap Around Porch. Property Also Includes A 15 Unit RV Park. All Of This Is Situated On 17.3 Acres.

**INCOME POTENTIAL:** 15 Unit RV Park Leases For \$950 Per Unit Per Year For A Potential Yearly Income Of \$14,250. Home Leases For \$950 Per Week For A Potential Income Of \$49,400 Per Year. Total Yearly Potential Income For Both Being \$63,650!

**REAL ESTATE TERMS:** 15% Down Day of Sale Balance in 30 Days. \*A 10% Buyers Premium Will Be Added To Final Bids An Included In The Contract Price.

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FIRST CLASS  
 U.S. POSTAGE  
 PAID  
 MAYFIELD, KY 42066  
 PERMIT NO. 25

**REAL ESTATE WILL SELL AT 1:00 PM**  
**REGARDLESS OF PRICE**

**Saturday, Sept. 20th, 2008**

**@ 1:00 PM**

# Absolute real estate auction

4 BDRM. HOME

**17.3 ACRES**

15 UNIT RV PARK  
**SELLING**  
**IN 1 TRACT**

**OPEN HOUSE Monday, Sept. 15th 6-7PM**



ATTENTION: INVESTORS - DEVELOPERS - LAKE ENTHUSIASTS

**4814 Jenifer Lane Eddyville, KY**



**2 Miles From Eddy Creek Marina Resort**  
**Outstanding Location For A Residence,**  
**Recreational Home, Great Income**  
**Producing Property.**

**Directions:**

**From I-24:** Take I-24 to Exit 45 (Eddyville). Take Hwy. 93 South 1 1/2 miles to Jenifer Lane. Proceed to auction site. **From Eddyville:** Take Hwy. 93 South to Jenifer Lane Proceed to auction site. Signs Posted!

**HARRIS**  
**REAL ESTATE & AUCTION**  
**(270) 247-3253 • 800-380-4318**