

# VIRTUAL ONLINE AUCTION APRIL 17 • 7 PM

## New Lakefront Home & Dock on Barren River Lake

Property Location: 218 Hurricane Shores Rd, Hurricane Shores Subdivision, Scottsville, KY 42164



**ABSOLUTE AUCTION**

**SCHEDULE  
YOUR PROPERTY  
TOUR TODAY!**  
Call Ron or Chris  
270-783-3000

**ONLINE BIDDING  
STARTS  
APRIL 2 • 2 PM**

United Country | Heartland Realty & Auction LLC  
905 Lovers Lane, Suite 300, Bowling Green, KY 42103



**270-783-3000**

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Brokers/Auctioneers: Ron Kirby, Jr., ALC, CAI, AARE, CES, UCMA | Chris Gravil, UCMA



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This luxurious lakefront property could become your family's private residence or your next income-producing vacation rental!



**ABSOLUTE AUCTION**



Terms & Conditions: Down Payment shall be made by wire transfer (within 24 hours) payable to United Country Heartland Realty & Auction, LLC or by good company or personal check with proper ID or certified funds of ten percent (non-refundable) down with signing of the purchase contract with balance due on or before Friday, May 19, 2023. A seven percent (7% buyer's premium will be added to the final bid to establish the real estate sales and purchase contract selling price. Property is selling "As Is" and is not contingent upon financing, appraisals or post-sale inspections. Restrictions, where applicable, rules & regulations of the City-County Planning Commissions, local health departments, and other laws, including federal, state, and local easements for public utilities and right of ways and any local ordinances. Real estate taxes for 2023 will be prorated at closing with possession upon delivery of general warranty deed. **Announcements made day of sale take precedence over all previous printed/verbal announcements. We encourage your personal inspections and due diligence prior to bidding.** Visit website for full auction details, terms and conditions. Franchise office is independently owned and operated.



### PROPERTY HIGHLIGHTS

- 4,100± sq ft (6 BR / 4 BA) lakefront home
- 1st floor (3 BR / 2 BA) & basement (3 BR / 2 BA), a mirror of 1st floor
- Open-concept layout
- Great room with a fireplace
- Gourmet-style kitchen w/ custom cabinets & granite countertops
- 0.94± acre lot
- Dock on Barren River Lake
  - Ideal for boating, swimming, fishing, & other water-based activities
- 2-car garage
- Poured concrete foundation w/ brick accent, underground utilities, handicap-accessible main floor



### BARREN RIVER LAKE:

- 10,000-acre lake in south central Kentucky
- Located in between Bowling Green, Scottsville, & Glasgow
- Easy accessible from Louisville & Nashville



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