



AUCTIONEERS NOTE:

Lakeside living can be a reality! Ski, swim, fish, and simply enjoy life on the waters of Lake Cumberland. Please visit our website at www.fordbrothersinc.com for specific tract information and additional details.

PREVIEW DATES:

Representatives will be available on September 3rd and September 5th from 9:00 a.m. to 11:00 a.m. EDT for your preview of the property. Plat copies will be available. The property will also be available for preview on the sale date of September 16th from 1:00 p.m. to 3:00 p.m. EDT

Note:

These will be multi-parcel auctions giving each and every prospective purchaser the ability to purchase any or all tracts or combination of tracts.

Announcements made the day of the auction take precedence over printed matter.

**For additional information or plat copies
contact the Ford Brothers, Inc. Auctioneers & Realtors
at (606) 679-2212.**



1406 S. Highway 27
Somerset, KY 42501



ABSOLUTE
Auction



**611 Acres in 26 Tracts
4 Miles of Corp Frontage on
Lake Cumberland**

*(To Be Sold From
the Center for
Rural Development)*

Friday, September 16th, at 5:30 p.m. EDT



www.fordbrothersinc.com

Somerset, KY • 606-679-2212 • 800-526-9430



Realtor/Auctioneer: Danny Ford, Matt Ford, Ron Shaw, David Reynolds, Mike Broughton;
Realtor/Apprentice Auctioneers: Verlan Owens, Mike McCollom, Kevin Wilson; Apprentice Auctioneer: David Casada



ABSOLUTE Auction

611 Acres in 26 Tracts • 4 Miles of Corp Frontage on Lake Cumberland
Friday, September 16th at 5:30 p.m. EDT

(To Be Sold From the Center for Rural Development)

Located on beautiful Lake Cumberland, this property consisting of 611 acres has 4.3 miles of Corp Frontage. Lake Cumberland is truly a one of a kind vacation destination only adding to the appeal and value of this property. With this property you can experience the unexpected... walk to the water access.

DIRECTIONS TO PROPERTY: From Somerset take the Cumberland Parkway to the Nancy exit, go East on Highway 80 and turn right onto Highway 3262. Follow 3 miles to Highway 196 and turn right. Proceed 7 miles and continue straight on Highway 3277 and go an additional 6 miles to the property. Property is located on the right hand side of the road. Auction signs are posted.

DIRECTIONS TO THE CENTER FOR RURAL DEVELOPMENT: The Center is located at Stop Light #15 on U.S. Hwy 27 in Somerset, Kentucky. The auction will be conducted in the North Hall of the Center

With tracts ranging in size from 6 to 70 acres, this property has an endless array of possibilities.

- **Vacation Retreat on Lake Cumberland** - Lake Cumberland has over 60,000 acres of water and 1,225 miles of shoreline and is considered to be on of the most desired boating and fishing areas in the Eastern United States.
- **Lake Frontage** - This property has over 4.3 miles of Corp Frontage and on some of the areas you can walk to the water. This tract sets in the open waters of Lake Cumberland.
- **Lake Access** - Located within 1½ miles of the Cave Springs Marina/Dock (under new management). There are also nearby community docks.

- **Development Potential** - With city water available and blacktop/gravel frontages development potential is abundant.
- **Hunting Land** - This property is a former hunting preserve. There is an abundance of wild life making this property their home including deer, turkey, squirrels, etc.
- **Timber** - Make an investment for your future....several tracts have marketable timber. There has been a timber study performed.
- **Building sites** - Live by the still of the lake....there are 26 tracts to choose from. Residential or commercial sites are available on this particular property.



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Driving time from these destinations:

Cincinnati - 3 ½ hours
Louisville - 3 hours
Nashville - 3 hours
Lexington - 2 hours
Indianapolis - 5 hours
Knoxville - 2 ¾ hours

