

# ABSOLUTE LIVING ESTATE AUCTION Thursday, October 3rd · 10:07 AM

**±113 Ac.- 9 Tracts- ±4,320 Sq. Ft. Brick- 4 BRS- 3 Bath- 2 Kitchens  
Hunting- Fishing- Farming- Trail Riding- Relaxing- Amazing Sunsets**

**430 Cook Rd. Kuttawa, KY-  
Lake Barkley**

The Martins have loved and thoroughly enjoyed their "little piece of heaven" for decades. So much so they recently built their beautiful dream home and moved to this amazing getaway. Now due to health, they've ordered it all immediately sold by RARE Auction Group. Minutes to Lake Barkley, boat docks, ramps, restaurants and I-24, near Paducah, KY and Nashville, TN. Amazing views from balcony and patios overlooking the farm with huge populations of deer, turkey and mother nature at her finest. Safety from storms, low maintenance energy efficient design and craftsmanship and large open floor plan for entertaining. Two level living both with ground level entries. Consider these features beginning with the just completed upper level, enter from the ±32x9 Ft. covered front porch into the ±1,125 Sq. Ft. Gathering Room combination Family Room and eat-in Kitchen with massive floor to ±9 Ft. ceiling brick and stone fireplace with raised hearth and wood mantle ±20.5x15 Ft. eat-in Kitchen with new ss appliances furnished, ±50 Ft. of cabinetry and ±33 Ft. of counterspace. Family room also steps out to the ±28x15.75 Ft. railed balcony patio with amazing views. The Kitchen steps to the ±14x8.5 Ft. Utility Room with door to the ±31.5x26.5 Ft. double carport/garage. Just off the Family Room and Utility Room is an ±8.33x6.75 Ft. Full Bath. The Master Bedroom is ±15.25x14.25 Ft. with walk-in/walk thru to the Full Bath with his & her vanities, dressing area and double closet. The Second Bedroom this level is ±14x12.25 Ft. with amazing views of the farm. Take the staircase, or even better, take the ground level entrance from the ±38x31 Ft. permanently covered patio into the second, over 900 Sq. Ft., Gathering Room that includes a combination rec room, cozy stove with stone and brick hearth back wall, ±14x10 ft. eat-in Kitchen with appliances and dining booth furnished, a ±7.75x5.75 Ft. Third Full Bath, ±15x13 Ft. Third Bedroom with his & her double closets and a ±14.25x13 Ft. Fourth Bedroom with his & her double closet. Other amenities include: designed by Ted Martin, owner and lifetime builder, extraordinary features include low or zero maintenance exterior of brick, stone, vinyl and aluminum; upstairs balcony concrete slab on steel joists; ±6 in. walls; 2- 1,000 Gal. tank septic system; R-30 exterior walls; interior walls sound insulated; upstairs- 20 year warranty wood-look waterproof vinyl flooring; downstairs- stained concrete floor; dual fuel HVAC system with stage heat pump; 2 panel 400 amp breaker and electrical system with conduit for whole house backup generator; recessed and decorator lighting; master bath has tankless water heater, Gerber & AquaGlass bath fixtures; ±14 in. trusses; 35 year architectural shingles; regulation size fire hydrant in front; downstairs interior- ±9 yr. old construction; upstairs interior- new or recent construction. Built for a lifetime of enjoyment. Purchase 1 or more farm tracts, home tracts, mini farms or all tracts that fit your desires and needs. Wooded, cleared, ideal lake sites fenced and tillable ground available excellent for cattle and horses. Don't miss this RARE absolute once in a lifetime auction opportunity. Survey plats ordered. **Real Estate Terms:** 15% deposit day of Auction. Balance due within 45 days. A 10% buyer premium will be added to the final bid and included in the total contract price. Survey fees split 50/50 buyers/sellers.



**Auction Held at Lee S. Jones Community Building**  
Location: Traveling I-24, take Exit 40/Hwy 62 toward Kuttawa. Take first right onto Hwy 93. Turn onto Ross Ferry Rd., then right on Martin Chapel, follow to Cook Rd. Signs posted.



## RARE AUCTION GROUP

**Robert Alexander, CAI Broker/Auctioneer**

**Ashley Alexander, Real Estate Agent/Auctioneer · Staci Bachuss, Auctioneer**

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