

# REAL ESTATE AUCTION

4 Townhouses on 12 Acres in Paducah, KY  
2030 Shade Tree Dr. Paducah, KY 42003



***Exclusive Auction Event***  
**Thursday, April 3rd at 6:00 PM**  
**HELD ONSITE AND ONLINE**



***PREVIEW DATE:***  
**Tuesday, March 25th**  
**From 3-5 PM**

***Introducing a Prime Opportunity for Your Investment Portfolio:***

A newly developed townhome community offering ample potential for expansion! This unique property features two duplex buildings, totaling four beautifully designed townhomes. Each residence boasts 1,960 square feet of thoughtfully designed living space, complete with 3 spacious bedrooms and 2 full bathrooms.



**[harrisauctions.com](http://harrisauctions.com)**

**270.247.3253**

**800.380.4318**



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## REAL ESTATE TRACTS AVAILABLE

Tract 1	1.01 Acres
Tract 2	1.01 Acres
Tract 3	1.01 Acres
Tract 4	Unit 2042 - 3 BDRM 2 BA 0.31 Acres
Tract 5	Unit 2040 - 3 BDRM 2 BA 0.37 Acres
Tract 6	Unit 2032 - 3 BDRM 2 BA 0.37 Acres
Tract 7	Unit 2030 - 3 BDRM 2 BA 0.32 Acres
Tract 8	1.82 Acres
Tract 9	2.48 Acres

*Don't miss this exceptional opportunity to add a valuable, expandable property to your portfolio!*



**REAL ESTATE TERMS:** The property will be offered in 9 tracts. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING. Closing shall take place on or before 30 days from auction date. All 2025 ad valorem taxes will be prorated at closing. The property will be sold by a new survey. Seller and Buyer will split the cost.

**Harris Real Estate & Auction**  
3855 State Route 45 North  
Mayfield, KY 42066

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**MICHAEL HARRIS**

PRINCIPAL BROKER / AUCTIONEER  
KL# 252972 | KY BROKER# 198374  
**270.247-3253**



IN PARTNERSHIP WITH



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**BREE SNOW**, Principal Broker  
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