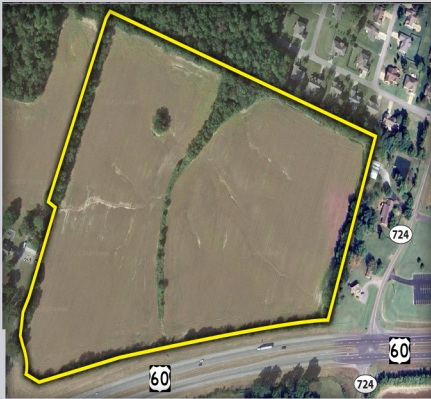


LANDAUCTION

THURSDAY, MARCH 6TH, 2025 @ 10 AM
8275 US 60, West Paducah, KY 42086

37.28 Acres in West McCracken County



INVESTMENT OPPORTUNITY: This 37.28-acre tract of land offers an exceptional investment opportunity in the rapidly growing West Paducah area. Zoned for versatility, this property is ideal for residential development, with excellent potential for commercial projects as well.

PROPERTY HIGHLIGHTS - PRIME LOCATION: Direct access to US 60 and situated minutes from major landmarks such as Barkley Regional Airport, McCracken County High School, Menards, and Kentucky Oaks Mall.

STRATEGIC VISIBILITY: With prime frontage on Highway 60 West, this property boasts outstanding traffic flow and high visibility, perfect for development projects.

GROWING AREA: Located in a rapidly developing region, this land is perfectly positioned to capitalize on future growth and demand in the area.

REAL ESTATE TERMS: The property will be offered in 1 individual tract. 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.



AUCTION HELD AT
**THE COMMONWEALTH
EVENT CENTER**
5955 US-60, Paducah, KY 42001



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