

Absolute Real Estate Auction

Saturday, March 29th, 2025 @ 10:00 AM

519.31

ACRES

In 12 Tracts & Combinations

Public Preview Dates: Saturday, March 8th - 1:00-4:00 pm
Sunday, March 9th - 1:00-4:00 pm & Sunday, March 23rd - 1:00-4:00 pm



1500 LUIGS LANE • PADUCAH, KENTUCKY



HARRIS
Real Estate & Auction

MICHAEL HARRIS

PRINCIPAL BROKER
PRINCIPAL AUCTIONEER
KL# 252972 | KY Broker# 198374
270.970.0200

IN PARTNERSHIP WITH

ARNOLD
REALTY GROUP
Commercial & Residential Real Estate

DAWN ARNOLD

PRINCIPAL BROKER
OWNER
KY Broker# 218391
618.638.5682



harrisauctions.com • 270.247.3253

New Property Survey

Luxury Estate Auction

1500 LUIGS LANE
PADUCAH, KY

519.31
ACRES

*In 12 Tracts
& Combinations*

REAL ESTATE TRACTS

Tract 1	Main House on 43.26 Acres
Tract 2	Guest Lodge & Man Cave Compound with Shop & Horse Barn on 16.81 Acres
Tract 3	5.29 Acres
Tract 4	3.82 Acres
Tract 5	3.82 Acres
Tract 6	49.08 Acres
Tract 7	39.41 Acres
Tract 8	42.53 Acres
Tract 9	67.00 Acres
Tract 10	61.24 Acres
Tract 11	55.33 Acres
Tract 12	131.73 Acres

LEGEND



Egress/Ingress



MAIN HOUSE



- 
5 Bedroom
- 
8 Bathrooms
- 
Theatre Room
- 
Pool
- 
11,297 Sq Ft
- 
43+ Acres
- 
4 car garage

Discover luxury in this 11,297± sq. ft. European French Country estate with 5 bedrooms (one being used as a workout room) 4 full baths and 4 half baths, and a 4 car garage. Enter through a grand circular foyer with 25-foot ceilings into a living room with vaulted ceilings, a fireplace, cypress paneling, and floor-to-ceiling windows. The formal dining room with French doors opens to a covered porch, and the gourmet kitchen includes a breakfast nook. Outdoor, enjoy a full kitchen, bar, fireplace, and pool—ideal for entertaining. The main-level master suite boasts a limestone fireplace, dual shower, jacuzzi tub, and two walk-in closets. Upstairs, find 3 bedrooms, a playroom, full bar, sitting room, gaming room and full at home theatre room. This home offers elegant living at its finest.

GUEST LODGE



- 
2 Bedroom
- 
2 Bathroom
- 
Man Cave
- 
3,048 Sq Ft
- 
Loft

Guest Lodge is designed for comfort and entertaining in a rustic country style. Anchored by a large stone fireplace, a full bar, and a gourmet kitchen, the open living and dining area create a warm and inviting atmosphere. The lodge features 2 bedrooms: a cozy bunk room and a spacious primary suite, along with 2 baths, loft, and a full laundry room. Relax on the back porch while enjoying the serene surroundings.

MAN CAVE COMPOUND



- 
Guest Lodge
- 
1 Bathroom
- 
Accessory Building
- 
5 RV Hookups
- 
Drive-In Shop

Attached to the Guest Lodge is this 5,163 SF Man Cave that includes a vault room, bathroom, entertaining space, full bar area. 7,649 SF of drive in facility with 1,400 sf on air-controlled space. An additional 4,800± SF open accessory building/equipment shed. 5 RV hookups with power, water, and sewer accessed via circular drive.

HORSE BARN



- 
3,163 Sq Ft
- 
6 Large Stalls
- 
Shower Bay

Before entering the path to the acreage you will see equestrian enthusiasts ideal barn. Rustic 3,163± SF barn features six large stalls and a dedicated shower bay for horses wood paneling and large, double sliding barn doors. The barn sits on a concrete foundation with a paved patio area extending in front. The surrounding area is lush with greenery and trees, offering a tranquil, natural setting.



WELCOME

to 1500 Luigs Road

*N*ESTLED IN PADUCAH, KY at the convergence of the Tennessee and Ohio Rivers, Falcon's Nest is a renowned haven that captures the essence of Western Kentucky's unique landscape. This region's fertile soils have crafted a wildlife paradise, making Falcon's Nest a prime hunting & fishing destination. The property boasts a well-stocked pond with bass, brim, and crappie, and offers exceptional hunting for turkey, deer, duck, dove, and quail. Designed to cater to outdoor enthusiasts to ensure endless adventure and enjoyment.

The centerpiece of this estate is its grand 11,000± SF European French Country-style main house, which exudes luxury and charm. Upon entry, guests are greeted by a dramatic 25-foot ceiling adorned with a Falcon and Osprey mural.

Inside, the home offers a multitude of refined spaces, including a 500-bottle wine cellar and tasting room, a cozy living room with a fireplace, and vaulted ceilings that enhance the sense of openness. The rich cypress paneling and expansive floor-to-ceiling windows contribute to the home's sophisticated atmosphere. The formal dining room, set for ten, opens onto a covered porch through elegant French doors, providing an ideal setting for both intimate dinners and lively gatherings.

The gourmet kitchen and breakfast nook seamlessly transition to an exquisite outdoor dining area, complete with a full outdoor kitchen, bar, fireplace, pool, slide and bathroom. The primary

bedroom is located on the ground floor, it is a sanctuary of comfort and elegance. It features a limestone fireplace, custom woodwork, and a luxurious en-suite, private outdoor sitting, a dual shower, jacuzzi tub, two walk-in closets, and a linen closet that connects to the main floor laundry room. Also on the main floor, you'll find a workout room (convertible to a 5th bedroom) and an elevator that takes you upstairs. The second level includes 3 additional bedrooms, a playroom, a full bar, a sitting area, a gaming room, and a fully equipped home theater for relaxation and entertainment.

The guest lodge spans 3,048± SF, designed for ultimate convenience featuring floor to ceiling wood burning fireplace, and a gourmet kitchen. It includes a cozy bunk room and a spacious bedroom suite. Adjacent to the lodge is an impressive 5,163± SF Man Cave with an attached 7,400± SF drive-in facility with 1,400 SF of climate-controlled space, ideal for all outdoor adventures. It is equipped with a walk-in cooler and a large workshop with 5 RV hookups with power, water, and sewer connections. Additionally, a 4,800± SF equipment shed provides ample space for tractors and toys.

For equestrian enthusiasts, a 1,800± SF barn features six large stalls and a dedicated shower bay for horses. The property also includes two serene lakes and mature woodlands, enriched with springs, creeks, and well-established wildlife and game trails, all designed for family enjoyment and outdoor adventure.

06	<i>Acres & Timberland</i>
07	<i>Scenic Views</i>
08	<i>Location</i>
09	<i>Airport Information</i>
10	MAIN HOME
13	<i>Foyer - Living Room</i>
14	<i>Foyer - Living Room</i>
15	<i>Kitchen, Dining Room Breakfast Nook</i>
16	<i>Sitting Room - Pantry</i>
17	<i>Primary Suite - Bedroom</i>
18	<i>Primary Suite - Bathroom Closets</i>
19	<i>Upper Level - Bedrooms</i>
20	<i>Upper Level - Office</i>
21	<i>Upper Level - Theatre</i>
22	WINE CELLAR & WINE TASTING
23	<i>Amenities - Pool Area</i>
24	GUEST LODGE
26	<i>Kitchen, Bedrooms, Bathrooms</i>
27	MAN CAVE COMPOUND
28	<i>Outside + Aerial</i>
29	<i>Bar - Lounge</i>
31	<i>Inside Shop</i>
32	HORSE BARN
34	RECREATION SUMMARY
35	CONTACT INFORMATION



Table of
CONTENTS

Acresage

519.31 Acres in 12 Tracts & Combinations



Timberland

The bottom land hard wood forest is dominated with hickory, over cup oaks, bald cypress, tupelo gum, willow oak, swamp chestnut oak, red oak, sweet gum, sycamore, ash and elm trees.



Scenic Views

Two serene lakes and mature woodlands, enriched with springs, creeks, and well-established wildlife and game trails, all designed for family enjoyment and outdoor adventure.

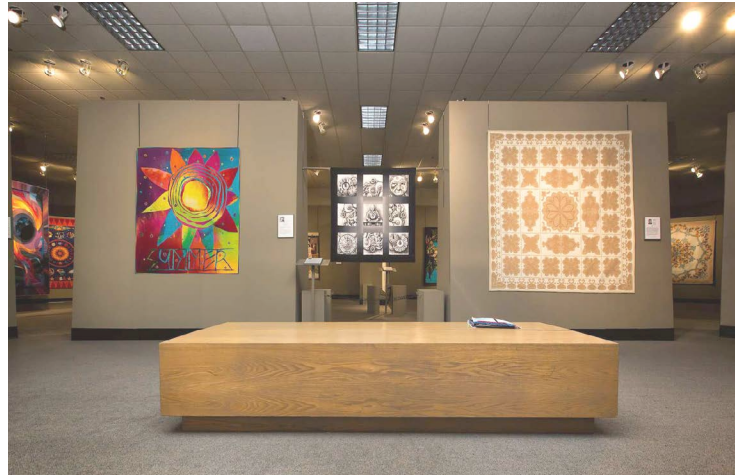


Location

Paducah, Kentucky, is a charming riverside city at the confluence of the Ohio and Tennessee rivers, known for its rich history, vibrant arts scene, and small-town appeal. As “Quilt City, USA,” it boasts the National Quilt Museum, celebrating quilting artistry, while the Paducah School of Art & Design and the Lower Town Arts District foster a thriving creative community. The historic downtown, with its beautifully preserved 19th and early 20th-century architecture, is highlighted by the iconic Floodwall Murals that depict the city’s history, along with boutique shops, restaurants, and cafes that add to its appeal. Beyond the city, the surrounding countryside offers serene landscapes with rolling hills, farmland, and proximity to the Land Between the Lakes National Recreation Area, providing opportunities for outdoor activities like hiking, fishing, and camping, enhancing the region’s blend of natural beauty and cultural vibrancy.



Whitehaven Welcome Center in Paducah, KY at Christmas



National Quilt Museum in Paducah, KY



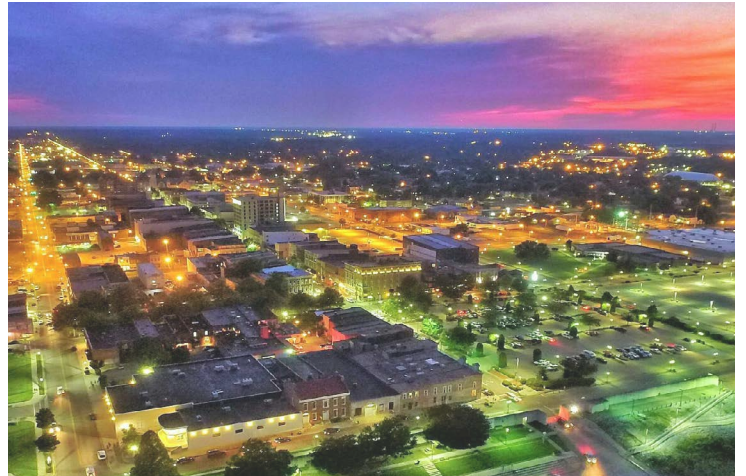
Paducah Riverfront Flood Wall - Paintings



The Market House Theatre



The Carson Center - Concerts, Broadway Plays, Special Venues



Aerial at Night City of Paducah - Unesco Creative City

Getting There

I-24 intersects Paducah, Kentucky. Take exit for US-62 to US-45. Follow US 45 approximately 8 miles to St. Johns Church Rd. Bear right on Contest Road, which turns into Luigs Road.

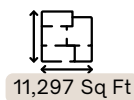
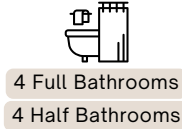
Airport Information

For over 70 years, Barkley Regional Airport has helped connect the Purchase Region with the world. Located just 5 miles west of Paducah, BRA provides commercial airlines service to the Jackson Purchase region of Kentucky and beyond. In June of 2023, BRA began a new chapter with the opening of a state-of-the-art terminal serving as a hub for Contour Airlines. They provide affordable, friendly, convenient air service to our region.



Main Home

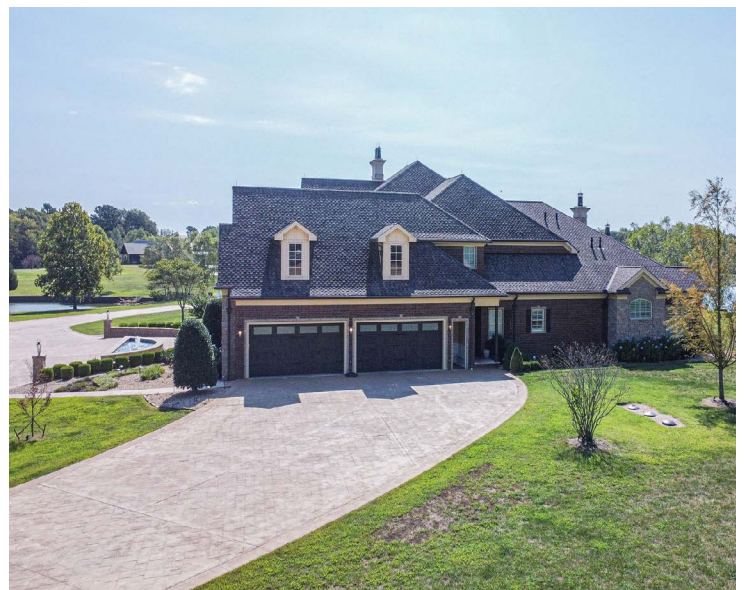
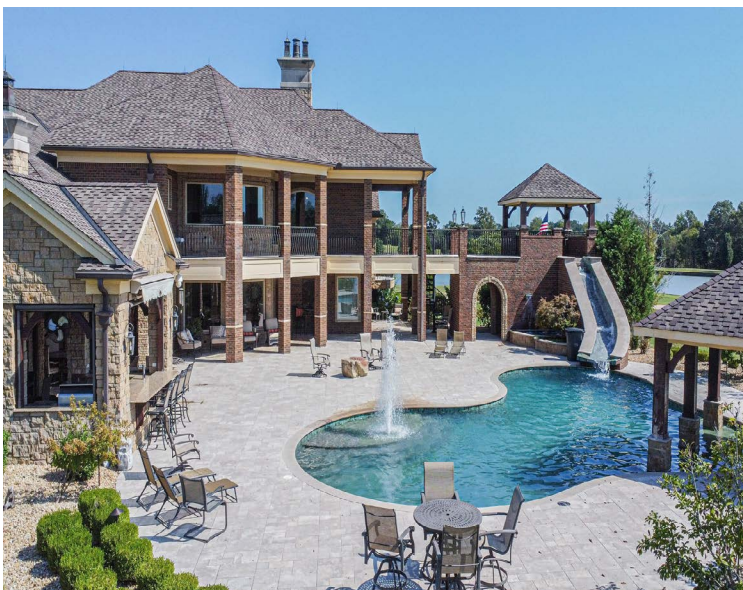
PROPERTY FEATURES



EXPERIENCE LUXURY LIVING in this magnificent 11,000± sq. ft. European French Country estate, offering every amenity for ultimate comfort and entertaining. As you enter through the grand circular foyer with its 25-foot ceilings, you're welcomed into an inviting living room, complete with a cozy fireplace, vaulted ceilings, elegant cypress paneling, and floor-to-ceiling windows that flood the space with natural light. The formal dining room, ideal for gatherings of up to 10 guests, opens to a serene covered porch through French doors, seamlessly blending indoor and outdoor living. The gourmet kitchen, complete with a breakfast nook, offers

the perfect space for casual dining and culinary creations. Step outside to your private oasis, where a stunning outdoor dining area, complete with a full kitchen, bar, fireplace, and sparkling pool awaits your guests for alfresco entertaining. The main-level master suite offers a true retreat with a limestone fireplace, custom woodwork, dressing room, luxurious dual shower, jacuzzi tub, two spacious walk-in closets, and a linen closet. Upstairs, you'll find three guest bedroom suites, along with a playroom, full bar, poker room, and a gaming room, providing endless opportunities for relaxation and fun. All this is situated on 43.26 acres on Tract 1.

Exterior



Main Home

Upon entering, guests are welcomed by a grand entry hall with a spiral staircase, blending European elegance with American spirit. The foyer leads into a living room with vaulted ceilings, a fireplace, cypress paneling, and floor-to-ceiling windows. A 500-bottle wine cellar with a fireplace sits below, and above is an office with a private fireplace overlooking the outdoors.

The main floor features a formal dining room with French doors opening to a covered porch, a gourmet kitchen with a breakfast nook, and a master suite with a limestone fireplace, sitting room, and spacious walk-in closet that connects to the laundry room. There's also a workout room, convertible to a 5th bedroom, and an elevator to the second floor.

Upstairs includes 3 bedrooms, a playroom, a full bar, a sitting room, a gaming room, and a home theater. Outside presents a full kitchen, bar, fireplace, and pool to make the space perfect for entertaining.

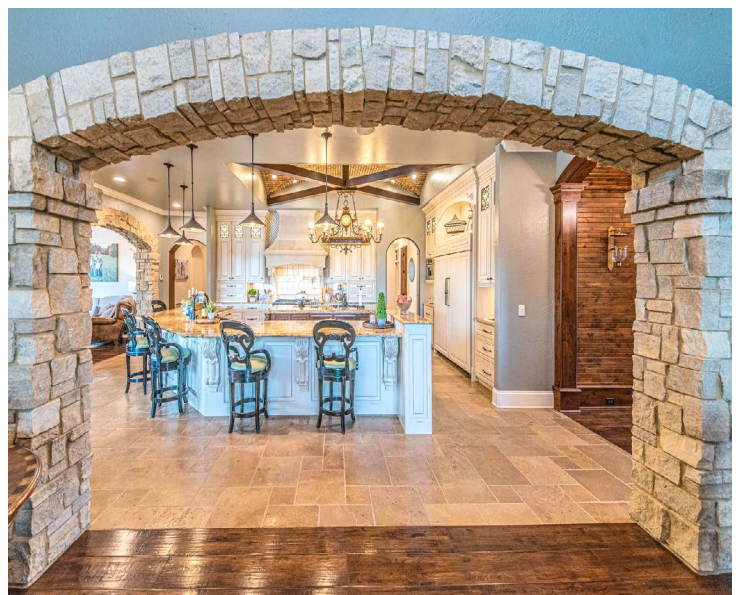
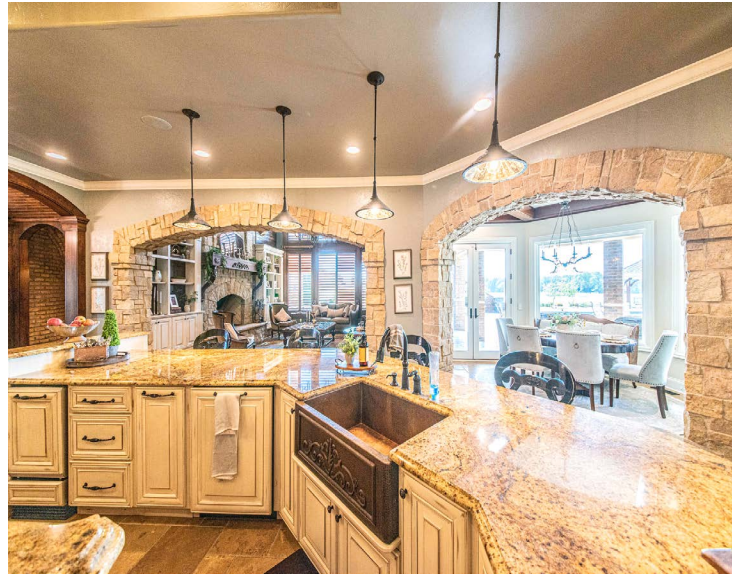
- *Circular entry with 25-foot ceilings*
- *Comfortable living room with fireplace, vaulted ceilings, cypress paneling and floor to ceiling windows*
- *Dining room set for 10 with a covered porch opened by French doors. Gourmet kitchen and breakfast nook.*
- *Outdoor dining with full kitchen, bar, fireplace, & pool Primary bed with limestone fireplace, custom woodwork, dressing room, dual shower, jacuzzi, walk-in closets*
- *Main level primary bedroom, workout room/ guest bedroom. Upstairs has 3 bedroom suites, a playroom, full bar, poker room, and gaming room, theatre room and office.*



Foyer & Living Room



Kitchen



Dining Room & Breakfast Nook



Sitting Room & Pantry



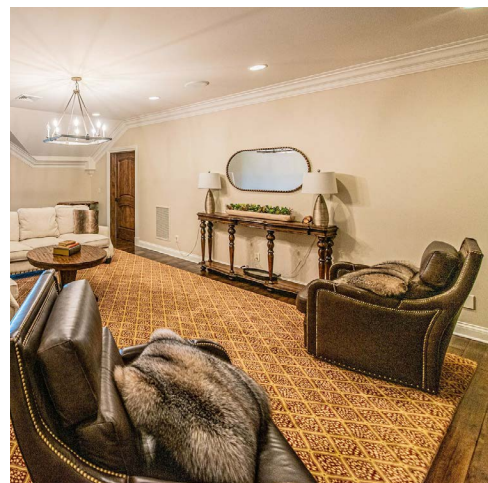
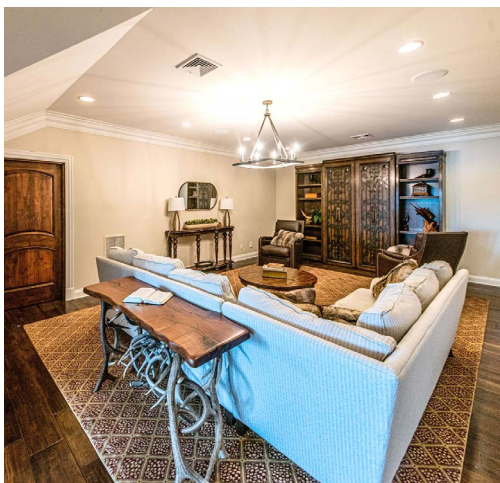
Primary Suite - Bedroom



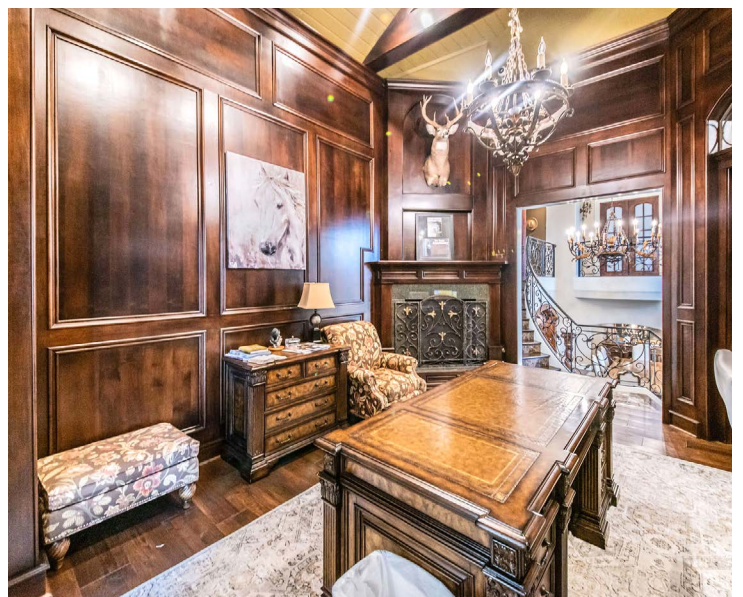
Primary Suite - Bathroom & Closets



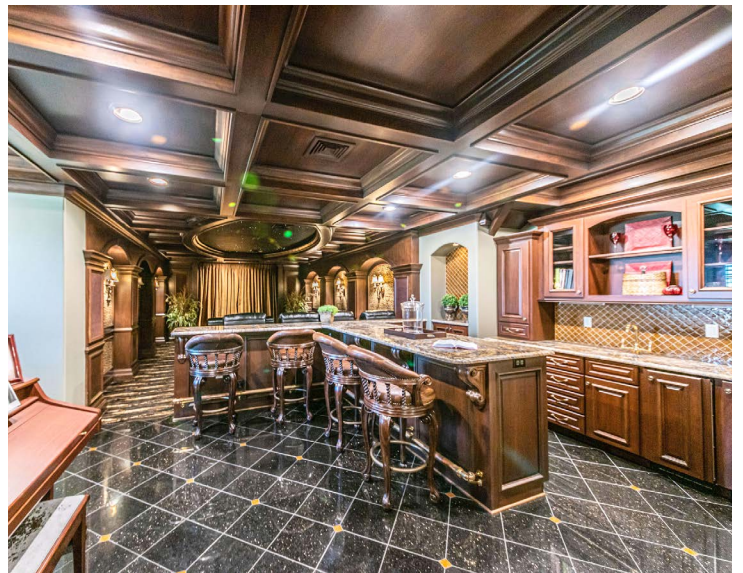
Upper Level - Bedrooms



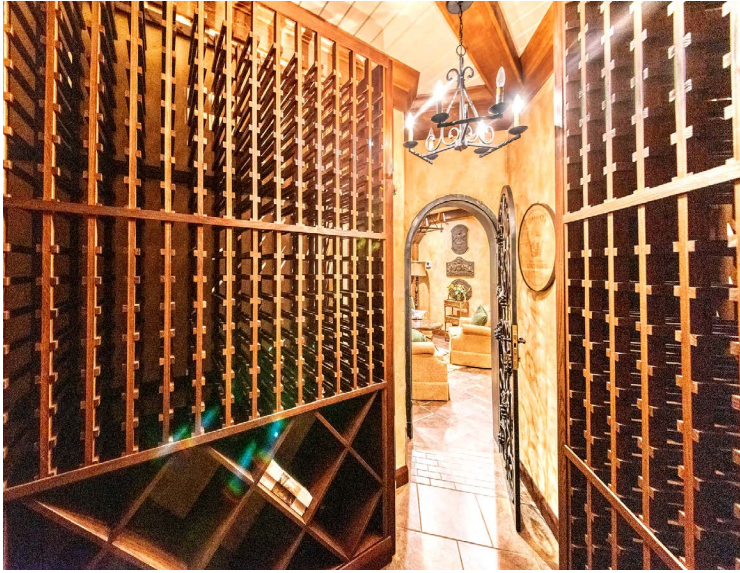
Upper Level - Office



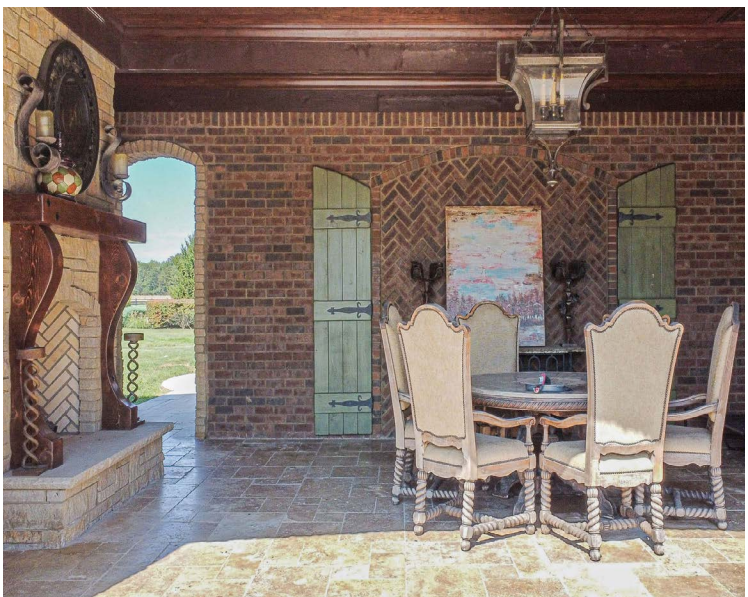
Upper Level - Theatre



Wine Cellar & Tasting Room



Amenities & Pool Area



Guest Lodge

PROPERTY FEATURES



2 Bedroom



2 Bathroom



Man Cave



3,048 Sq Ft



Bunk Loft



Wood burning
fireplace

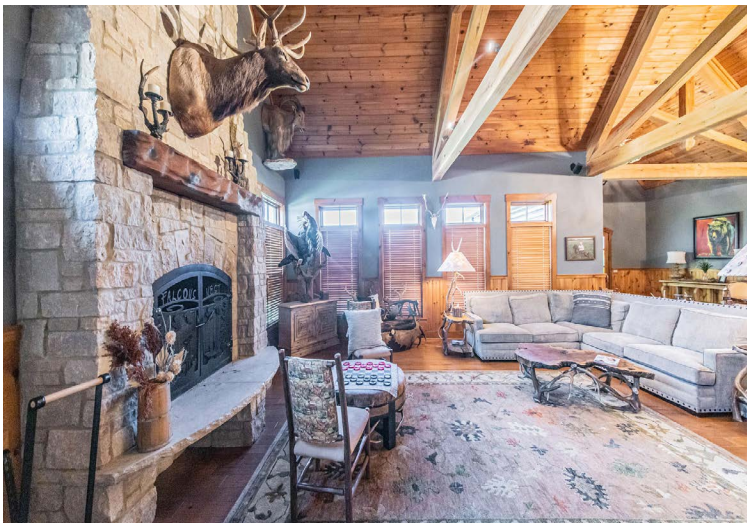


EXPERIENCE RUSTIC CHARM AND COMFORT in this beautifully designed guest lodge, perfect for family gatherings, hunting trips, or company retreats. The heart of the lodge is a spacious open living and dining area, anchored by a grand stone fireplace, a full bar, and a large gourmet kitchen. The lodge's rustic architecture is enhanced by cedar beams, antler chandeliers, and warm country accents throughout.

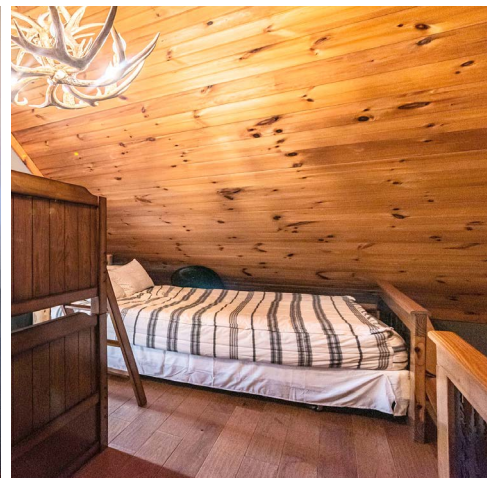
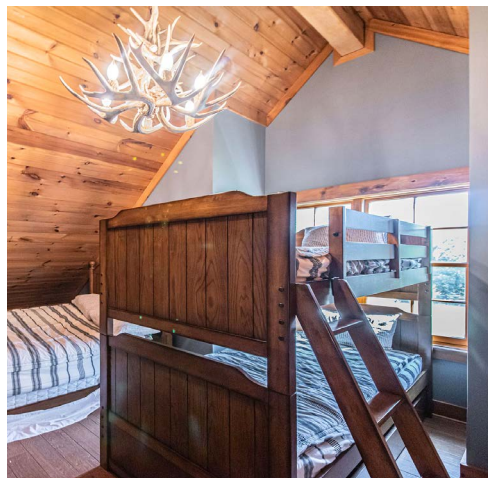
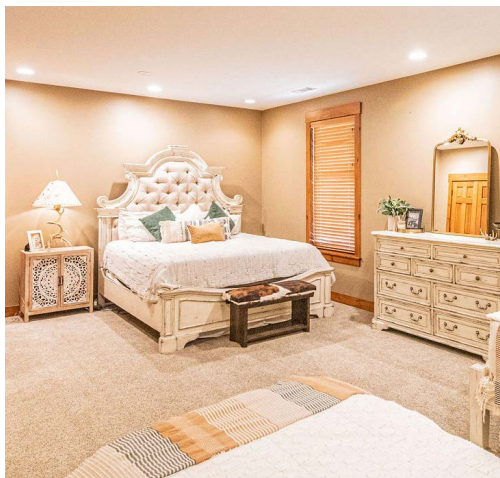
The lodge features 2 bedrooms: a primary suite and guest

bedroom with 3 twin beds connecting to two full bathrooms, plus a cozy bunk room off the kitchen accessed with ladder. There's also a full laundry room connected to the kitchen with a outdoor patio. Step outside the living room to a fire pit with porch swings overlooking the two ponds serene views and main house. The outdoor space connects to a man cave compound, offering additional relaxation and entertainment options along with access to the circular dive and 5 RV hookups with power, water, and sewer.

Interior & Exterior



Kitchen, Bedrooms & Bathrooms



Man Cave Compound

PROPERTY FEATURES



Man Cave



Drive-In Shop



Vault/Safe



Accessory Building



5 RV Hookups



Wood burning fireplace



*T*HE MAN CAVE COMPOUND is adjacent to the guest lodge, spans 4,500± SF and is designed for ultimate entertaining, with rustic decor, wood ceilings, and stone accents. It's divided into two main lounge areas, offering an inviting atmosphere for social gatherings or relaxing by the fireplace. It includes luxury features such as a full bar, billiards table and high-end granite countertops, perfect for hosting guests. GunSafe/Vault/Safe room off

the main gathering space. Attached to a 7,600+ SF drive-in facility, 1,400 SF being climate controlled, RV hookups, power, water, and sewer connections, a walk-in cooler, and a large workshop, ideal for storing vehicles and equipment for outdoor adventures. Additionally, the 4,800± SF equipment shed in the back provides ample space for tractors and outdoor gear, offering a balance of luxury, comfort, and functionality for those who enjoy both relaxation and outdoor activities.

Man Cave Compound Aerial

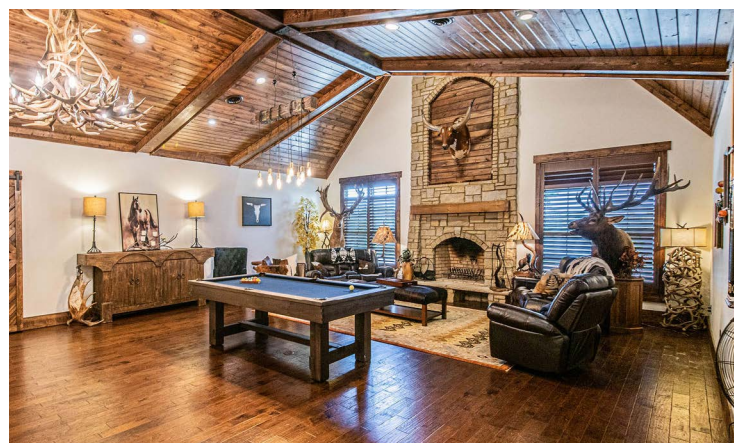
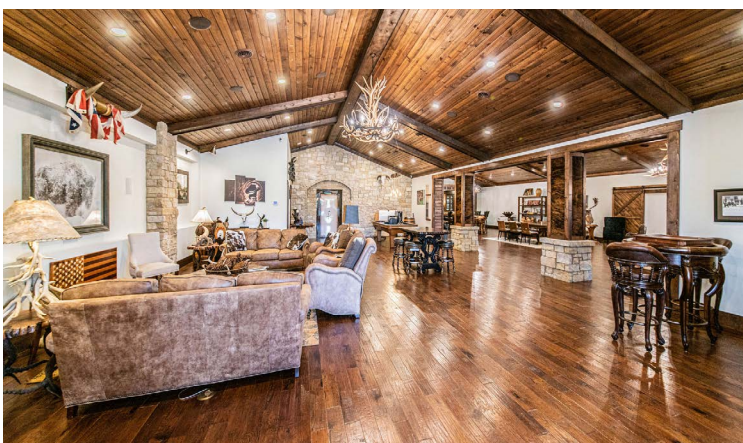


FEATURES

- 3,048 ± SF Guest Lodge (2 bedrooms, 1 bathroom, loft, kitchen, fireplace, laundry)
- 5,163 ± Man Cave (Vault room, bathroom, entertaining space, full bar area)
- 7,649 ± SF of drive in facility air-controlled space
- 4,800 ± SF open accessory building/ equipment shed
- 5 RV hookups with power, water, and sewer accessed via circular drive



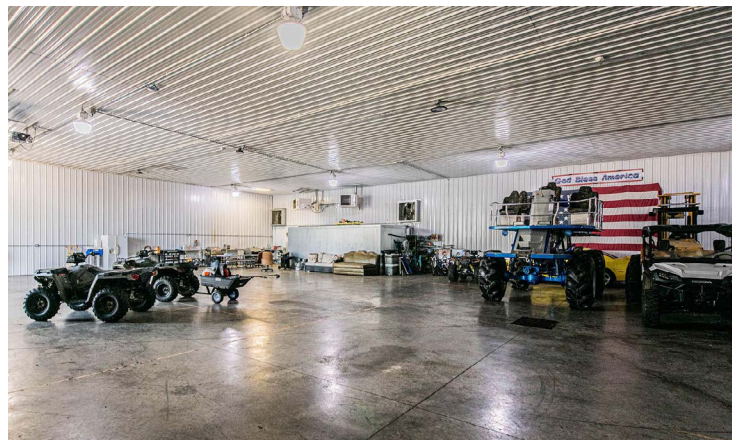
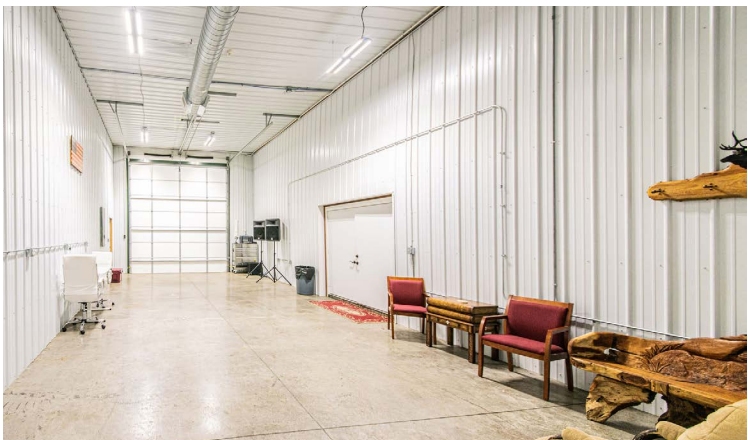
Bar & Lounge



Bar, Lounge & Safe



Shop



Horse Barn

PROPERTY FEATURES



3,163 Sq Ft



6 Large Stalls



Shower Bay



*B*EFORE ENTERING the path to the acreage you will see equestrian enthusiasts ideal barn. Rustic 2,371± SF barn features six large stalls and a dedicated shower bay for horses. Wood paneling and large, double sliding

barn doors. The barn sits on a concrete foundation with a paved patio area extending in front. The surrounding area is lush with greenery and trees, offering a tranquil, natural setting.

Horse Barn





Recreation Summary

This estate is designed as a self-contained retreat, ensuring that once you arrive, you'll find every reason to stay. The property offers an abundance of recreational opportunities, featuring three lakes interconnected by trails and roads that are easily accessible by horseback, mountain bike, and ATV.

Wildlife management is a key focus, meticulously maintained for optimal hunting, with thoughtfully established food plots, well-placed shoot houses, and diverse terrain of creek bottoms and hardwood hills that create ideal habitats.



- *The dove field is well-established, with hedgerow farming practices in place to support thriving Bobwhite quail populations*
- *Extensive trails throughout the property cater to equestrian trail riding, hiking, mountain biking, and ATV adventures.*
- *The lakes are well-stocked with crappie, brim, bass, and catfish, and feature concrete boat ramps for convenient access, accommodating vessels of any size.*

HARRIS

Real Estate & Auction



MICHAEL HARRIS

**PRINCIPAL BROKER
PRINCIPAL AUCTIONEER**

KL# 252972 | KY Broker# 198374

270.970.0200

harrisauctions.com

michael@harrisauctions.com

IN PARTNERSHIP WITH



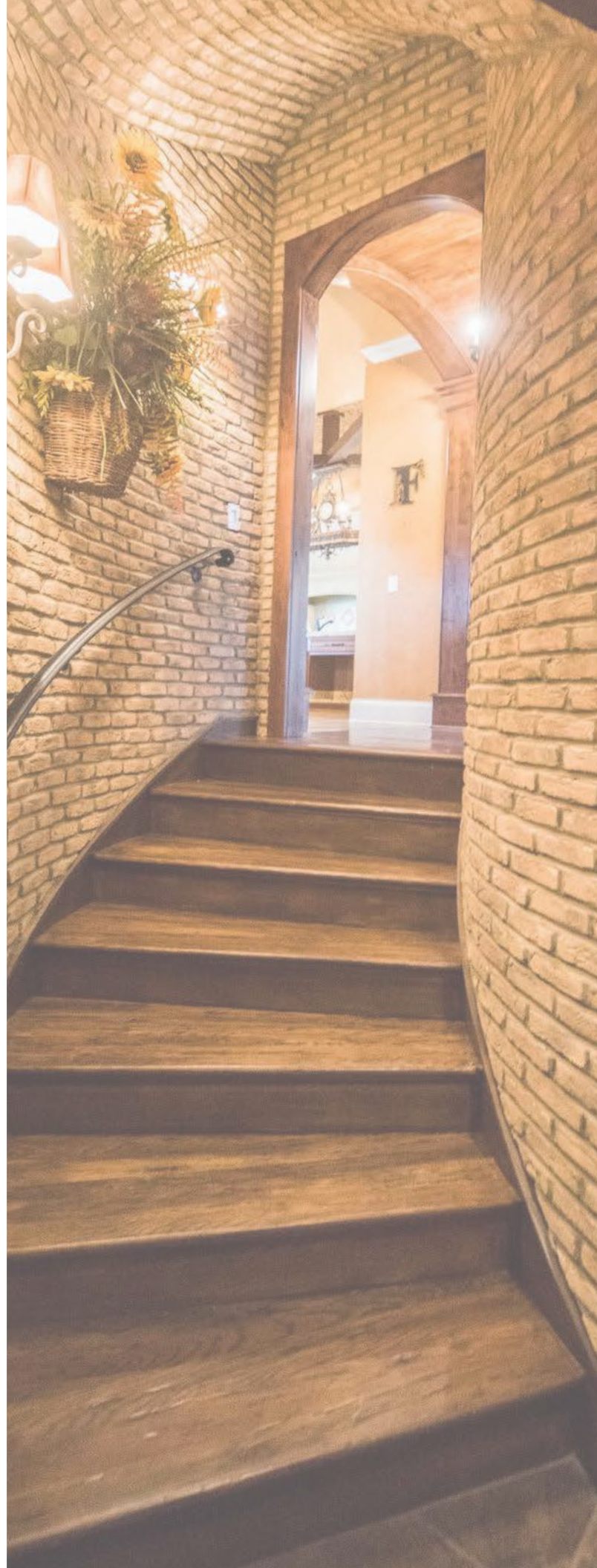
DAWN ARNOLD

PRINCIPAL BROKER | OWNER

618.638.5682

thearnoldrealtygroup.com

dawn@thearnoldrealtygroup.com





HARRIS
Real Estate & Auction

harrisauctions.com

IN PARTNERSHIP WITH
ARNOLD
REALTY GROUP
Commercial & Residential Real Estate