

ABSOLUTE LAND AUCTION

**THURSDAY
MARCH 20
@ 6:00 PM**

2 FARMS TOTALING

206.5

ACRES

**in 7 Tracts &
COMBINATIONS!**

**KINGSTON ROAD
AND KY-94 W
WATER VALLEY, KY**

FARM #1: 124.76 Acres
INCLUDES TRACTS 1-4

FARM #2: 81.73 Acres
INCLUDES TRACTS 5-7

HIGHLY TILLABLE FARMLAND!

EXCELLENT BUILDING SITES ON KY-94 & KINGSTON ROAD

**THESE FARMS WILL BE SOLD SEPARATELY, offering unique opportunities for buyers.
Don't miss your chance to invest in prime agricultural land!**

Auction Held At:
HARRIS AUCTION FACILITY
3855 St. Rt. 45 N
Mayfield, KY 42066

HARRIS
Real Estate & Auction

harrisauctions.com
270.247.3263
800.380.4318

ABSOLUTE LAND AUCTION

FARM #1: 124.77 Acres

INCLUDES TRACTS 1-4

Thursday, March 20 @ 6 pm

2 FARMS TOTALING

206.5

ACRES

**in 7 Tracts &
COMBINATIONS!**

FARM #2: 81.72 Acres

INCLUDES TRACTS 5-7

KINGSTON ROAD & KY-94 W, WATER VALLEY, KY 42085

**HIGHLY TILLABLE
FARMLAND!**

**EXCELLENT BUILDING SITES
ON KY-94 & KINGSTON ROAD**

**THESE FARMS WILL BE SOLD SEPARATELY,
offering unique opportunities for buyers.**

**THIS IS YOUR CHANCE TO INVEST
IN PRIME AGRICULTURAL LAND!**

**116.5 FSA
Tilliable Acres**

**67.99 FSA
Tilliable Acres**

COMBINED
TILLABLE ACRES

184.49

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ABSOLUTE LAND AUCTION

FARM #1: 124.76 Acres

INCLUDES TRACTS 1-4

FARM #2: 81.73 Acres

INCLUDES TRACTS 5-7

FARM #1

Tract 1	27.22 Acres
Tract 2	29.24 Acres
Tract 3	42.75 Acres
Tract 4	25.56 Acres

**KINGSTON ROAD AND KY-94 W.
WATER VALLEY, KY 42085**

THURSDAY, MARCH 20 @ 6:00 PM

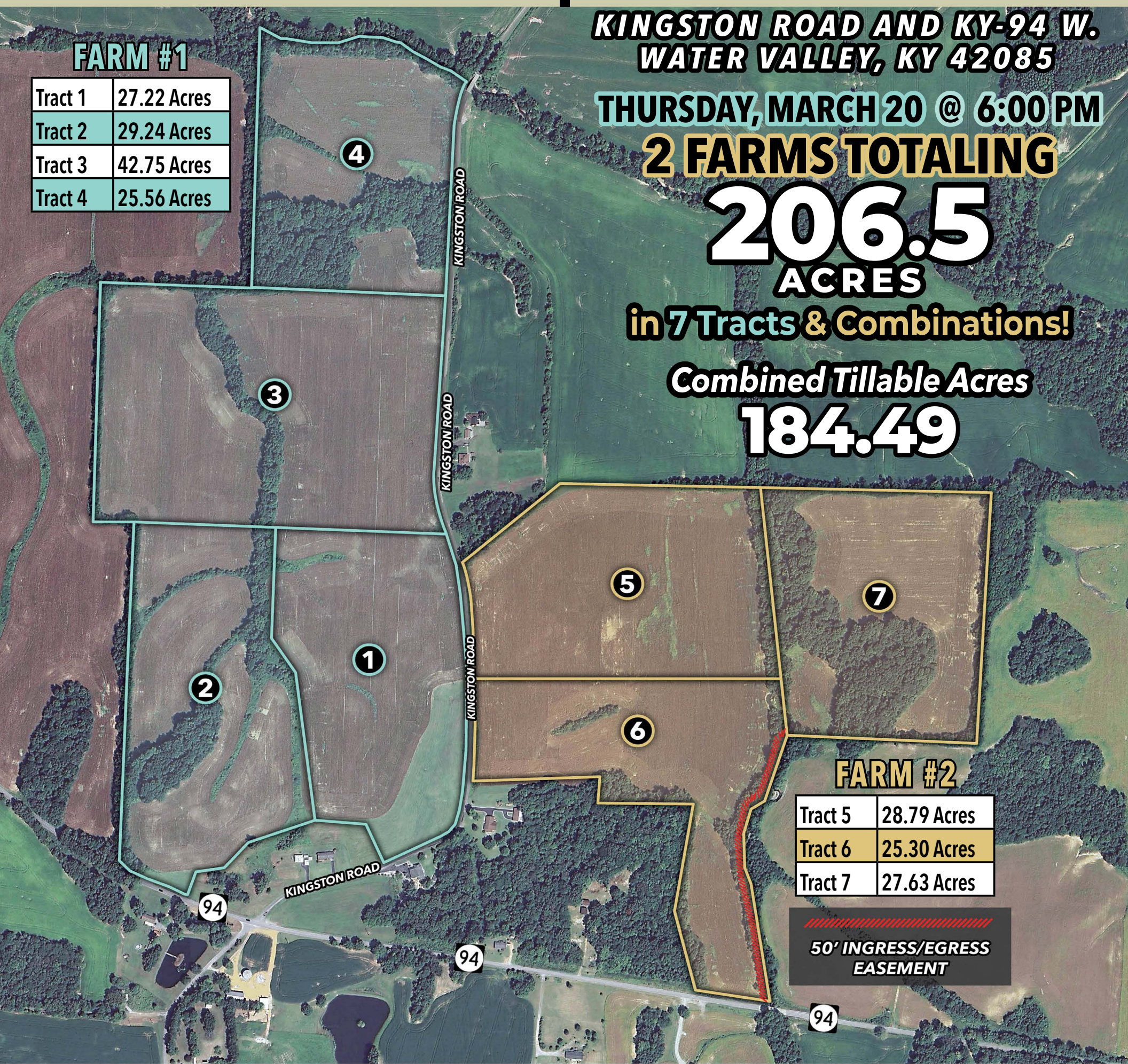
2 FARMS TOTALING

**206.5
ACRES**

in 7 Tracts & Combinations!

Combined Tillable Acres

184.49



HIGHLY TILLABLE FARMLAND! EXCELLENT BUILDING SITES ON KY-94 & KINGSTON ROAD

FARM #1:

- **TRACT 1:** 27.22 Acres of productive tillable farmland
- **TRACT 2:** 29.24 Acres featuring tillable farmland and a mix of woods
- **TRACT 3:** 42.75 Acres, mostly tillable farmland, perfect for farming or development
- **TRACT 4:** 25.56 Acres, a beautiful combination of woodlands and open space

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FARM #2:

- **TRACT 5:** 28.79 Acres, mostly tillable farmland ideal for agricultural use
- **TRACT 6:** 25.30 Acres, primarily tillable farmland with room for growth
- **TRACT 7:** 27.63 Acres, a mix of woods and fertile land

