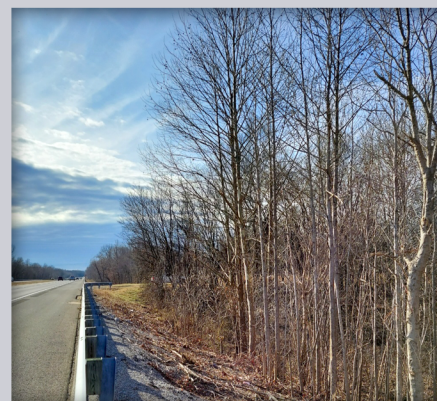
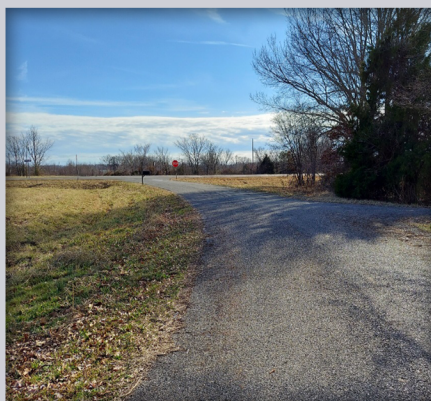


# LANDAUCTION

THURSDAY, MARCH 6TH, 2025 @ 10 AM  
8605 HWY 60, WEST PADUCAH, KY 42086

## 32.3 Acres in West McCracken Co.



### 32.3 Acres of Agricultural Farmland in West McCracken County

This versatile property offers 32.3 acres of prime agricultural land, ideal for both crop production and recreational hunting. Conveniently located with ingress and egress access directly off Highway 60, the land boasts 1,588 feet of road frontage. Perfect for farming operations, wildlife enthusiasts, or future development.

**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

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