

Absolute Real Estate Auction

Saturday, July 12th, 2025 @ 10:00 AM

PROPERTY LOCATION: 2720 State Route 994, Boaz, KY 42027



PREVIEW DATE: Monday, July 7th from 5-6 pm

**HOME, GUEST HOUSE
& TOOL SHED**

36.72 ACRES
in 6 Tracts
& Combinations



ESTATE OF
Robert Jackson &
Joetta B. McIntosh

HOPEWELL ROAD



**AUCTION HELD AT THE
Harris Auction Facility
3855 St. Rt. 45 North
Mayfield, KY 42066**



270.247.3253
harrisauctions.com

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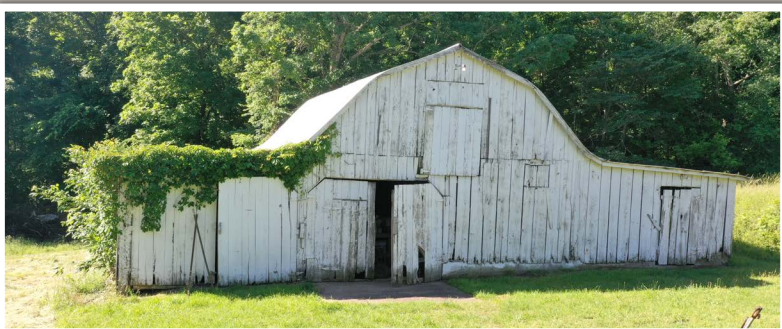


TRACT 1 DETAILS - Includes a custom-built brick and stone home constructed in 1953 by Mr. and Mrs. McIntosh, situated on 3.52 acres. The home features 3 bedrooms and 2 bathrooms, with two bedrooms and one bath on the main level, a formal living room with a stone hearth and wood-burning fireplace, den with original Knotty Pine walls, and a formal dining room with hardwood floors under the carpet. The kitchen is outfitted with hickory cabinetry and a breakfast area, while the basement offers an additional bedroom, bathroom, full kitchen with pantry, living room, utility room, office space—complete with Helitech reinforcement in the basement bedroom and safe room. The home also includes a breezeway connecting to a detached garage, and a vinyl-sided 24' x 28' guest house with 1 bedroom, 1 bath, kitchen, living room, and covered porch—perfect for guests or rental use. A 22' x 24' tool shed is also located on Tract 1. The home is serviced by Jackson Purchase Electric, features central heat and air, propane heat with an underground tank, and updated main-level windows installed approximately 10 years ago.

The remaining tracts offer excellent flexibility for farming, residential, or recreational use:

- **TRACT 2: 5.64 acres** with a stock barn and well
- **TRACT 3: 2.38 acres**
- **TRACT 4: 19.35 acres** of open farmland along Hopewell Road—ideal for a mini-farm or homesite
- **TRACT 5: 4.24 acres** with well—great building site on Hwy 994
- **TRACT 6: 1.59 acres** with well—another excellent homesite on Hwy 994

The property boasts dual road frontage on Highway 994 and Hopewell Road, and is ideal for a wide variety of buyers—from those seeking a primary residence with guest accommodations to investors, hobby farmers, or builders looking for prime land tracts with utility access and wells.



Selling ABSOLUTE - No Reserves!

Don't miss this rare chance to buy a quality home, land, and improvements at public auction. Make plans to attend this exceptional buying opportunity!



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REAL ESTATE TRACTS

Tract 1	Home, Guest House, Tool Shed on 3.52 Acres
Tract 2	Stock Barn on 5.64 Acres
Tract 3	2.38 Acres - Building Site on Hwy. 994
Tract 4	19.35 Acres of Open Farmland on Hopewell Rd.
Tract 5	4.24 Acres - Great Building Site on Hwy. 994
Tract 6	1.59 Acres - Great Building Site on Hwy. 994



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MICHAEL DALE HARRIS • PRINCIPAL BROKER/AUCTIONEER