

# ABSOLUTE REAL ESTATE AUCTION Thursday, November 6th at 10:00 am

**FARM 1**

**98.38**  
ACRES

**TRACTS**

**1, 2, 3 & 4**

Individual or Combined

**152.84**  
Acres

**2 FARMS**

IN 8 TRACTS

**FARM 2**

**54.46**  
ACRES

**TRACTS**

**5, 6, 7 & 8**

Individual or Combined

**PRIME LOCATION!**  
Near Key Growth Areas  
**West Paducah**

COUNTY WATER  
AVAILABLE

**FARM LOCATIONS:**

**Fisher Road/HWY 305, West Paducah, KY**

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**AUCTION  
HELD AT:**

THE  
COMMONWEALTH  
EVENT CENTER

**5955 US-60  
Paducah, KY**

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**CLOSE TO:**  
Barkley Regional Airport  
McCracken Co. High School  
Commerce Park

**COUNTY WATER**  
**AVAILABLE**

## **TWO PRODUCTIVE FARMS • 8 TRACTS & COMBINATIONS**

Don't miss this rare opportunity to purchase two highly desirable farms totaling 152.84 acres in McCracken County, Kentucky. Offered in 8 tracts and combinations, this land provides outstanding options for investors, and Commercial and Residential developers alike.

### **PROPERTY HIGHLIGHTS**

- **116+ Tillable Acres** - Excellent row-crop opportunity with productive soils
- Two Farms with flexible tract sizes to fit any buyer's needs
- Road Frontage on Fisher Road (KY 305) for convenient access
- Ponds & Building Sites offering scenic and functional potential

**Perfectly situated in West Paducah, this property is just minutes from:**

- **Barkley Regional Airport**
- McCracken County High School
- Commerce Park & Business Development Area
- Kentucky Oaks Mall
- Shopping, Dining & Services



**FARM LOCATIONS:**  
Fisher Road/HWY 305, West Paducah, KY

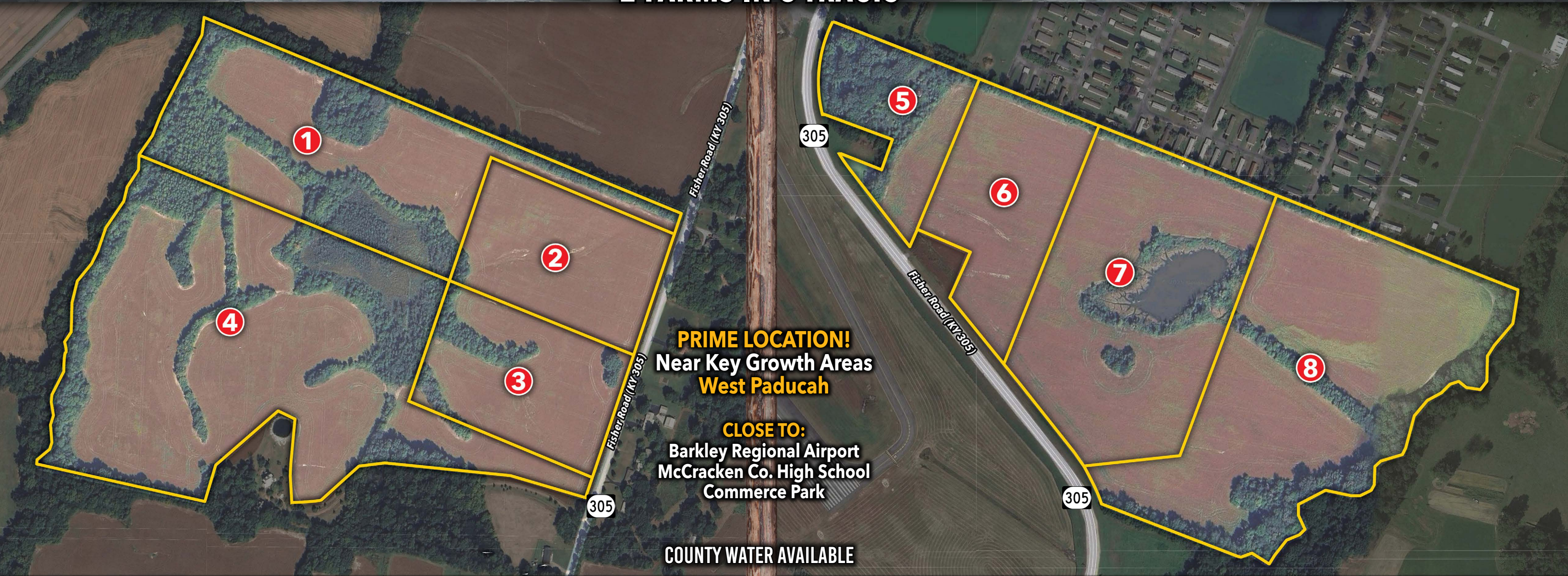
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**FARM 1** **98.38** **ACRES** **TRACTS 1, 2, 3 & 4** **Individual or Combined** **152.84** **Acres** **2 FARMS IN 8 TRACTS** **FARM 2** **54.46** **ACRES** **TRACTS 5, 6, 7 & 8** **Individual or Combined**



**REAL ESTATE TRACTS**

|         |             |
|---------|-------------|
| Tract 1 | 25.76 Acres |
| Tract 2 | 12.42 Acres |
| Tract 3 | 12.27 Acres |
| Tract 4 | 47.93 Acres |

With the recent announcement of major economic expansion in **McCracken County**, this property stands at the heart of opportunity – ideal for residential or commercial development, or to continue its tradition as productive farmland.

**ENDLESS POSSIBILITIES**

- Residential Subdivisions
- Commercial Sites
- RV or Mobile Home Park Development
- County Water Available
- Unlimited Potential for Growth and Investment

**REAL ESTATE TRACTS**

|         |                    |
|---------|--------------------|
| Tract 5 | 5.65 Acres         |
| Tract 6 | 8.21 Acres         |
| Tract 7 | 17.64 Acres w/Pond |
| Tract 8 | 22.96 Acres        |

**TERMS AND CONDITIONS -**

**OFFERING FORMAT:** Farm 1 (Tracts 1-4) and Farm 2 (Tracts 5-8) will be offered in individual tracts and in combinations within each respective farm only. Farms will not be combined together – no bidding will be offered on all eight tracts as a whole. The property will be sold in the manner resulting in the highest total sale price.  
**BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price.  
**DOWN PAYMENT:** 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. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.  
**CLOSING:** Closing shall take place on or before 30 days from auction date.  
**REAL ESTATE TAXES:** All 2025 ad valorem taxes will be prorated at closing.  
**SURVEY:** The property will be sold by a new survey. Buyer will be responsible for 50% of the survey costs.  
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY

PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections investigations, inquires, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.  
**NEW DATA, CORRECTIONS, AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

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