

HOMEPLACE
with Septic

64.88
ACRES

**in 5 Tracts &
Combinations**

ABSOLUTE LAND AUCTION

Tuesday, September 30, 2025
@ 10:00 AM



FARM LOCATION:

8605 Old Hwy. 60 / Hinkleville Rd.
West Paducah, KY 42086

2,175 FT. OF FRONTAGE ON HIGHWAY 60
PLUS 1,738 FT. ON OLD HWY 60 / HINKLEVILLE
WITH INGRESS/EGRESS ACCESS ALREADY IN PLACE.

AUCTION HELD AT:

THE
COMMONWEALTH
EVENT CENTER

HARRIS
Real Estate & Auction

5955 US-60, Paducah, KY 42001

270.247.3253 • 800.380.4318

harrisauctions.com

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8605 Old Hwy. 60/Hickleville Rd., West Paducah, KY 42086



Selling to the highest bidder regardless of price! This prime 64.88± acre farm in West McCracken County offers an excellent mix of tillable farmland, building sites, and recreational land with abundant potential.

- **47.5± Acres Tillable Farmland** – productive cropland ready for continued farming.
- **2,175 ft. of frontage on Highway 60** plus 1,738 ft. on Old Highway 60 with ingress/egress access already in place.
- Versatile property suitable for farming, investment, hunting, or home sites.

This property offers a rare combination of productive farmland and prime road frontage in a desirable location. Whether you're looking to expand farming operations, secure hunting and recreational ground, or build a new home, this land presents endless opportunities.

REAL ESTATE TERMS - PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price. **BUYERS 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.** **SURVEY:** The property will be sold by a new survey. Buyer will be responsible for 50% of the cost of the new survey. Closing shall take place on or before 30 days from auction date. All 2025 ad valorem taxes will be prorated at closing.

FOR FULL TERMS: GO TO harrisauctions.com

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Paducah, KY 42001**



Harris Real Estate & Auction

3855 State Route 45 North

Mayfield, KY 42066

HARRIS
Real Estate & Auction

HOMES | FARMLAND
ESTATES | WATERFRONT



MICHAEL DALE HARRIS

PRINCIPAL BROKER / AUCTIONEER
KL# 252972 | KY BROKER# 198374

270.247.3253



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