

ABSOLUTE REAL ESTATE AUCTION | Saturday, **NOVEMBER 22ND 2025 @ 10:00 am**

115[±] IN 5
ACRES FARMS

LOCATIONS: BARNETT RD, SWAN RD, & HWY 97, FARMINGTON, KY 42040
FARMS WILL SELL INDIVIDUALLY AND WILL **NOT** BE COMBINED.

THE TRI-CITY & BELL CITY COMMUNITIES

FARM 1



580 Barnett Road
FARMINGTON, KY

55[±]
ACRES

FARM 2



3000 Swan Road
FARMINGTON, KY

28[±]
ACRES

FARM 3



13700 Hwy. 97
FARMINGTON, KY

22[±]
ACRES

FARM 4



2701 Swan Road
FARMINGTON, KY

7.60
ACRES

FARM 5



15770 Hwy. 97
FARMINGTON, KY

3.75
ACRES

GRAVES COUNTY - KENTUCKY LAND OPPORTUNITY!

AUCTION HELD AT:
Harris Auction Facility
3855 St. Rt. 45 N., Mayfield, KY 42066

270.247.3253

HARRIS
Real Estate & Auction

**PROPERTIES SELL ABSOLUTE
TO THE HIGHEST BIDDER!
REGARDLESS OF PRICE!**

harrisauctions.com

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FARM 1
55[±]
ACRES
40.5[±]
TILLABLE ACRES

580 Barnett Rd - Farmington, KY



Prime cropland offering productive tillable acreage in a strong agricultural area.



FARM 2
28[±] ACRES | **22.3[±]**
TILLABLE ACRES
3000 Swan Rd - Farmington, KY

Highly tillable tract ideal for row cropping and continued agricultural use.



FARM 3
22[±] ACRES | **13.05[±]**
TILLABLE ACRES
13700 Hwy 97 - Farmington, KY

Highly tillable tract ideal for row cropping and continued agricultural use.



FARM 4



FARM 4 **7.60** ACRES **Shop House & Barns**

2701 Swan Road - Farmington, KY

A versatile 7.60 acre property featuring a 1,600± sq. ft. studio-style shop house with an open-concept living area, kitchen, and full bathroom—offering the convenience of living and working in one location. The tract includes five traditional barn structures, providing outstanding fire-cured tobacco facility, storage capacity for equipment, hay, tools, or livestock. Barn sizes include 82'x44', 83'x42', 86'x43', 32'x64.5', and 45'x41', giving you multiple options for agricultural, hobby farm, or operational use.



FARM 5

FORMER BELL CITY POTTERY WITH WELL



FARM 5 **3.75** ACRES **Metal Pole Barn Open Storage**

15770 Highway 97 - Farmington, KY

A versatile tract featuring a 39'x96' red metal pole barn with a small office, a block foundation, and an open-sided storage addition, along with a 30'x70' block shop for additional workspace or equipment storage. This setup is ideal for contractor operations, agricultural support, equipment storage, or a growing business needing shop and yard space. With 3.75 acres, there is ample room for parking, material storage, and future expansion. Water source: Well.

Graves County Kentucky – Prime Land Opportunity

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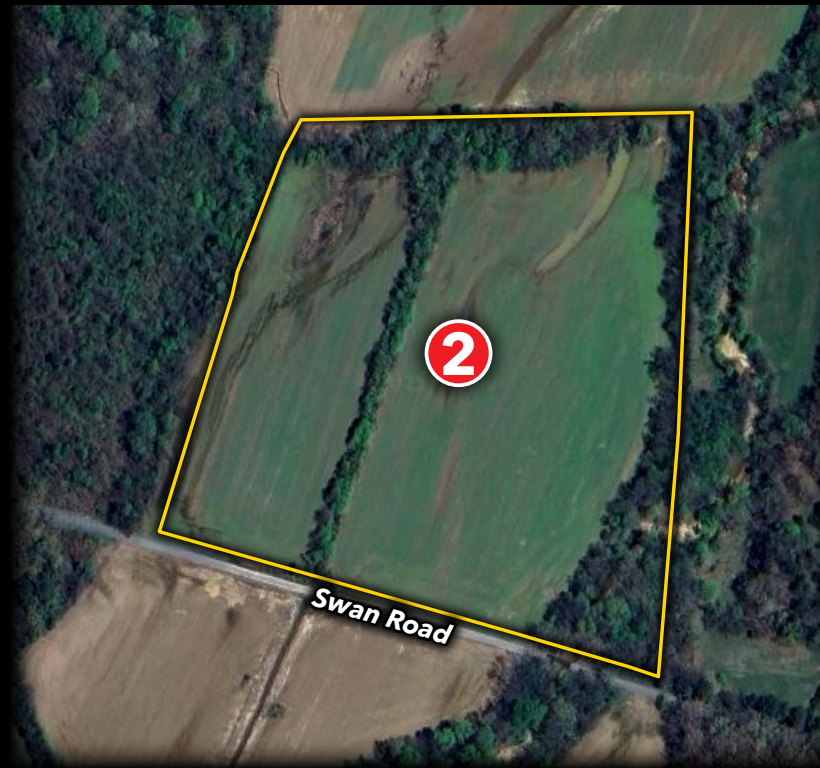
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FARM LOCATION & ACREAGE

FARM 1	55± ACRES 580 Barnett Rd	40± Tillable Acres
FARM 2	28± ACRES 3000 Swan Rd	25.13± Tillable Acres
FARM 3	22± ACRES 12700 Hwy. 97	13.05± Tillable Acres
FARM 4	7.60 ACRES 2701 Swan Rd	Shop House & Barns
FARM 5	3.75 ACRES 15770 Hwy. 97	Metal Pole Barn Open Storage w/Well

AUCTION OPPORTUNITY

This auction offers productive farmland, functional improvements, and flexible rural properties in the Farmington community. Whether for farming, livestock, storage, home sites, or investment, these tracts provide exceptional potential!

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AUCTION HELD AT: **Harris Auction Facility** | 3855 St. Rt. 45 N., Mayfield, KY 42066

270.247.3253 | 800.380.4318 | harrisauctions.com

ABSOLUTE REAL ESTATE AUCTION

Sat., November 22ND 2025 @ 10:00 am

115[±] IN 5 Farmington KENTUCKY
ACRES FARMS

FARMS WILL SELL INDIVIDUALLY AND WILL **NOT** BE COMBINED.

THE TRI-CITY & BELL CITY COMMUNITIES



AUCTION HELD AT:

Harris Auction Facility

3855 ST. RT. 45 N., MAYFIELD, KY 42066

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270.247.3253

harrisauctions.com



MICHAEL HARRIS

PRINCIPAL BROKER / PRINCIPAL AUCTIONEER

KL# 252972 | KY Broker# 198374

Your Professional Auctioneers!



REAL ESTATE TERMS: Offering Format: All 5 Farms will be sold individually. Farms will not be combined together. A 15% deposit is due day of auction, balance due in 30 days. 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. Make Inspections Prior To Date Of Sale.

NEW SURVEYS: Buyer will be responsible for 50% of the Survey Costs.

GO TO harrisauctions.com for FULL TERMS.

Harris Real Estate & Auction

3855 State Route 45 North

Mayfield, KY 42066

