

ABSOLUTE REAL ESTATE AUCTION

HARRIS
Real Estate & Auction

Estate of Joyce Ann Brown

Thursday, May 28th, 2026 at 6:00 pm

1020 TYREE ROAD | PADUCAH, KY 42003

Preview:
Wed., May 27th
from 5:00-6:00pm

 **3 Bedrooms**

 **2 Bathrooms**

 **1,685 SQ FT**

 **2.05 ACRES**

 **Attached Garage**

Don't miss this outstanding opportunity to purchase a well-located **3 bedroom, 2 bath brick home** situated on approximately 2.05± acres in the Paducah area. Offering approximately **1,685± square feet of living space**, this property combines the comfort of country-style surroundings with the convenience of being just minutes from shopping, restaurants, schools, and everyday amenities.

Inside, the home features a comfortable and functional layout with plenty of potential for updates and personalization. A spacious living room with fireplace creates a warm and inviting gathering space, while the kitchen offers ample cabinet storage

and a practical design for daily living. Separate living and dining areas provide flexibility for entertaining, and the generously sized bedrooms offer comfortable accommodations throughout the home.

Outside, the property truly shines with its **expansive 2.05± acre setting**. Mature shade trees and open yard space provide a peaceful atmosphere with plenty of room to enjoy outdoor living, gardening, recreation, or future improvements. **An attached garage** offers convenient parking and additional storage space, making this property ideal for homeowners, investors, or anyone looking for extra room in a desirable Paducah location.

Auction Held On-Site!



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PROPERTY HIGHLIGHTS

- 3 Bedrooms, 2 Bath
- 1,685± Sq Ft Brick Home
- 2.05± Acre Lot
- Attached Garage
- Large Living Room with Fireplace
- Spacious Kitchen with Ample Cabinetry
- Mature Trees & Open Yard
- Convenient Paducah Location



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REAL ESTATE TERMS: A 10% Buyer's Premium Will Be Added To The Final Bid Price & Included In Contract Price. A 15% Deposit Is Due Day Of Auction With The 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. Sold by the Deed.