

ABSOLUTE **LAND** AUCTION

151±

Highly Tillable Acres
IN 1 TRACT
Graves County Farm

Thursday, June 25th, 2026 | 6:00 PM

Auction Held at: **Harris Auctions Facility**

120 Tillable Acres

FARM LOCATION:

McCracken County Road | Boaz, KY 42027

McCRACKEN CO. ROAD

harrisauctions.com

HARRIS

Real Estate & Auction

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Don't miss this outstanding opportunity to purchase 151± acres of productive Western Kentucky farmland selling in 1 tract at Absolute Auction! This highly tillable farm offers an excellent combination of income-producing farmland, investment potential, and beautiful rural surroundings.

The property features large open fields with excellent accessibility and gently rolling terrain ideal for row crop production. Whether you are an operator looking to expand your farming operation, an investor seeking quality agricultural land, or someone looking for a large tract in a desirable location, this property checks all the boxes.

The farm also includes a metal utility building and offers beautiful views across the surrounding countryside. With strong soils, excellent layout, and quality tillable acreage, this is a rare opportunity to purchase a premier Graves County farm.

PROPERTY HIGHLIGHTS

- 151± Acres Selling in 1 Tract
- Highly Tillable Farmland
- Excellent Investment Opportunity
- Large Open Fields
- Productive Row Crop Ground
- Metal Utility Building
- Beautiful Rural Setting
- Easy Accessibility
- Excellent Addition to Any Farming Operation

Be prepared to bid on this quality farmland opportunity in the heart of Western Kentucky!



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Auction Held At **HARRIS AUCTION FACILITY**

151± Highly Tillable Acres
IN 1 TRACT

119.17 Tillable Acres

1
119.17
NHSL

harrisauctions.com

HARRIS

Real Estate & Auction

**HOMES | FARMLAND
ESTATES | WATERFRONT**



MICHAEL DALE HARRIS

PRINCIPAL BROKER / AUCTIONEER

IL# 441.001142 | IL Broker# 475.204410

270.247.3253



270-247-3253 | 800-380-4318 | harrisauctions.com

REAL ESTATE TERMS & CONDITIONS

FOR FULL TERMS - Go to - harrisauctions.com

The property will be offered in 1 individual tract. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. 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 shall take place on or before 30 days from auction date. All 2026 ad valorem taxes will be prorated at closing. The property will be sold by the deed.

Harris Real Estate & Auction
3855 State Route 45 North
Mayfield, KY 42066