

ABSOLUTE REAL ESTATE & PERSONAL PROPERTY AUCTION

TUESDAY, JULY 28TH, 2026 • 3:00 PM

3655 Kelley Road • Kevil, KY 42053 • *McCracken County*

AUCTION BEGINS **PROMPTLY** at 3:00 PM with the **PERSONAL PROPERTY**

REAL ESTATE SELLS AT 4:00 PM!



Located in Kevil, Kentucky, in McCracken County, this attractive brick home is situated on approximately 1 acre and offers approximately 1,802± square feet of living space. Built around 1995, the home features 3 bedrooms, 2 bathrooms, and a spacious floor plan designed for comfortable living.

Inside, you'll find a large living room with vaulted ceilings, a spacious kitchen featuring an island, gas cooktop, and abundant cabinetry, along with an enclosed porch overlooking the backyard through a patio door.

The primary suite includes a private bath with convenient access to the laundry room.

Additional improvements include an attached two-car garage and a detached garage complete with a dedicated workshop area, offering excellent space for hobbies, projects, or storage. A welcoming wooden front deck completes this beautiful country property.

Whether you're looking for your next home, an investment opportunity, or peaceful country living just minutes from Paducah, this property deserves your attention.



REAL ESTATE TERMS: 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. Make Inspections Prior To Date Of Sale. Closing shall take place on or before 30 days from auction date. All 2026 ad valorem taxes will be prorated at closing. Sold by the deed.

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Featured PERSONAL PROPERTY

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Vehicles & Equipment

- **2023 Cub Cadet Ultima ZT1 Zero-Turn Mower** with Kawasaki engine, 50" cutting deck, Serial No. 1125PH50290
- **Cub Cadet ST100 Lawn Edger**, Model 25A-262J756, Serial No. 1A077P10080
- **2009 Black Cadillac Escalade** with Flex Fuel Technology, 234,142 miles, VIN: 1GYFK23239R198931, black leather interior, 8-passenger seating, rear TV/DVD entertainment system
- **2007 Blue BMW 335i Convertible**, automatic transmission, tan leather interior, 2-door, 163,480± miles, VIN: WBAWL73527PX45168
- **2006 Black BMW 325i xA Sports Wagon**, automatic transmission, leather interior, power sunroof, VIN: WBAVT13576KW23085
- **2015 White Toyota Sienna XLE 7-Passenger Van**, leather interior, 163,344± miles, VIN: 5TDYK3DC8F5598332, Bluetooth, DVD/TV entertainment system, new tires, needs rear brakes
- **10' x 6' Tilt Trailer**
- **5' x 10' Utility Trailer with Ramps**
- **5' x 7' Utility Trailer**

PERSONAL PROPERTY TERMS: A 20% Buyer Premium Will Be Added To The Final Bid. Full Settlement Due Day Of Sale. Cash Or Check Accepted With Proper Identification. **TITLES & KEYS AVAILABLE ON VEHICLES.**

HOUSEHOLD & FURNITURE: Large selection of quality household furnishings including a Kenmore refrigerator, Samsung washer and dryer, patio furniture, vanity dresser, wooden desk, metal side table, electric fireplace, four-tier plastic shelving, area rugs, framed artwork, decorative vases, entertainment dresser with matching side tables, TV stand, 70-inch Samsung television, wooden side table, plastic multi-drawer storage, blue upholstered recliner, table lamps, office chair, white vanity dresser with mirror, sofa table with matching end table, mantle clock, metal plant stand, glass-top end tables, Howard Miller clock/display cabinet, aqua glass candle holders, aqua glass basket, crystal glassware, collectible female figurines, display dolls, china cabinet, bench, washboard, Tornado Marathon carpet cleaner, pink glassware, children's table and chairs, baby gate, Bissell vacuum, Hoover vacuum, vintage metal mail holder, vintage Mobil Gas advertising sign, brass candle holders, Tasmanian Devil vase, children's scooters, Garrett metal detector, vintage ride-on child's horse, box fan, treadmill, keyboards, computer mice, speakers, assorted computer accessories and parts, boom box, Xbox console, stereo equipment, Samsung sound bar, 36-inch Vizio television, additional household furniture, and much more.

LAWN, OUTDOOR & TRAILERS: Outstanding selection of lawn and outdoor equipment including the 2023 Cub Cadet Ultima ZT1 Zero-Turn Mower with Kawasaki engine and 50-inch cutting deck, Cub Cadet ST100 Lawn Edger,

an additional Cub Cadet zero-turn mower, push mowers, tiller, Craftsman weedeater, battery-powered hedge trimmer, STIHL chainsaw, Remington electric chainsaw, John Deere lawn sweep, John Deere yard rack, garden seeder, Agri-Fab yard seeder (Model 45-02881), seed sower, outdoor patio furniture set, gas cans, charcoal grill, children's tricycle, Dodge pickup bed cover, and additional lawn and garden items.

TRAILERS SELLING include a 10' x 6' Tilt Trailer, 10' x 5' Utility Trailer with Ramp, 8' x 5' Utility Trailer, and 5' x 7' Utility Trailer.

TOOLS & SHOP: Excellent assortment of shop equipment and tools including Kennedy metal tool storage cabinets with drawers, two Craftsman metal toolboxes, socket and wrench sets, clamps, drill bits, battery screwdrivers, hand saw, level, shop hardware, tape measures, grease gun, valve kit, ratchet straps, extension cords, extendable ladder, 6-foot ladder, multiple floor jacks, jack stands, mechanic creeper, hand truck, shop lights, shop vacuum, Campbell Hausfeld 5 HP pressure washers, DieHard 200 AMP battery engine charger, Whirlpool window air conditioner, 8-door metal locker storage cabinet, and numerous additional hand and shop tools.

MEDICAL & MOBILITY EQUIPMENT: Selling multiple motorized wheelchairs, handicap scooters, patient lift equipment, convalescent supplies, and additional mobility assistance items.

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270-247-3253
800-380-4318



MICHAEL HARRIS
PRINCIPAL BROKER
PRINCIPAL AUCTIONEER
TL# 5624 | TN Broker# 280718
KL# 252972 | KY Broker# 198374