

ABSOLUTE REAL ESTATE AUCTION

6035 Cunningham Road • West Paducah, KY 42086

AUCTION HELD ONSITE & ONLINE!

Tuesday, August 25th, 2026 | 6:00 PM CST

3 Bdrm Ranch Style Home
BARN & WORKSHOP
53.87 ACRES
IN 5 TRACTS & COMBINATIONS

PREVIEW DATE: Monday, August 17th, 5:00 – 6:00 PM CST

HARRIS
Real Estate & Auction
harrisauctions.com
270-247-3253

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This versatile property features a well-maintained 3-bedroom, 2-bath home situated on Tract 1, complete with a 56' x 61' barn, 47' x 24' workshop with double-sided overhead garage doors, attached 2-car garage, garden shed, and numerous additional improvements. Whether you're looking for a country home, recreational property, investment opportunity, building sites, or acreage for farming and outdoor enjoyment, this auction offers something for everyone.

The home offers comfortable living with new flooring throughout, a spacious living room featuring a gas fireplace, and a large sunroom with abundant cabinetry that is ideal for a hobby room, craft room, home office, or additional storage. The primary suite includes a walk-in closet and a private attached bathroom. Outside, you'll appreciate the large covered front porch, attractive landscaping, multiple raised garden beds, and multiple sprinkler and watering systems designed to keep the gardens thriving.



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PROPERTY HIGHLIGHTS

- 53.87 TOTAL ACRES
- 48± ACRES TILLABLE
- 3 BEDROOM 2 BATH HOME
- GAS FIREPLACE
- PRIMARY SUITE W/ WC & BATH
- LARGE SUNROOM W/ CABINETRY
- ATTACHED 2-CAR GARAGE
- 56' x 61' BARN
- 47' x 24' SHOP DOUBLE OVERHEAD DOORS
- GARDEN SHED
- MULTIPLE RAISED GARDEN BEDS
- MULTIPLE SPRINKLER & WATERING SYSTEMS
- POTENTIAL BUILDING SITES
- CONVENIENT ACCESS TO PADUCAH

ABOUT THE REAL ESTATE

Don't miss this outstanding opportunity to purchase approximately 53.87 acres of McCracken County real estate offered in 5 individual tracts.

The property will be offered in individual tracts, allowing buyers the flexibility to purchase a single tract, multiple tracts, or combinations to fit their needs. The home tract provides country living with quality improvements already in place, while the remaining tracts offer excellent opportunities for expansion, investment, recreation, farming, or future development.



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BARN & WORKSHOP**

53.87 ACRES

IN 5 TRACTS & COMBINATIONS



REAL ESTATE TRACTS

Tract 1	Home, Barn, Shop, Attached Garage & Garden Shed on 4.34± Acres
Tract 2	16.06± Acres
Tract 3	10.18± Acres
Tract 4	9.75± Acres
Tract 5	13.54± Acres

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HARRIS

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**HOMES
ESTATES** | **FARMLAND
WATERFRONT**



MICHAEL DALE HARRIS

PRINCIPAL BROKER / AUCTIONEER

KL# 252972 | KY BROKER# 198374

270.247.3253



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REAL ESTATE TERMS & CONDITIONS

FOR FULL TERMS - Go to - harrisauctions.com

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. 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 a new survey. Buyer is responsible for 50% of the cost.

Harris Real Estate & Auction

3855 State Route 45 North

Mayfield, KY 42066

