

LAND AND REAL ESTATE FARM AUCTION

5465 NOBLE ROAD | PADUCAH, KY

1,268.35 ACRES

PROPERTY HIGHLIGHTS

- 1,268.35 Acres in (12) combinable tracts
- Over 9,000' River Frontage with Mooring & Dredging Access
- Farm and Home Build Sites
- 1,600+ sf Home
 - 3 bedroom, 2 bathroom
- 2 Sheds totaling 1,680+/-sf
- 2 Metal buildings totaling 6,120+/-sf
- (8) Metal Grain Bins
- WRP Land (Wetlands Reserve Program)
- Tillable Land
- Hunting Land
- Income Potential Including:
 - Dredge/mooring leasing
 - Billboard leasing
 - Crop leasing
 - WRP land
 - Grain bin leasing
 - Hunting land leasing



\$270,000+/-
INCOME POTENTIAL



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1,268.35
ACRES

**IN 12 TRACTS
& COMBINATIONS**

TRACTS



Tract 1	117.02 Acres <i>WRP Land, 1,061.46' of River Frontage</i>
Tract 2	26.64 Acres <i>Farm & Home Site</i>
Tract 3	18.09 Acres <ul style="list-style-type: none"> • 1,639sf home • Enclosed Shed (30x24) • Open Shed (40x24) • 2 Metal Buildings (50x100 & 40x28) • 8 Metal Grain Bins
Tract 4	13.16 Acres <i>Farm & Home Site</i>
Tract 5	12.35 Acres <i>Farm & Home Site</i>
Tract 6	169.11 Acres <i>WRP Land</i>
Tract 7	285.39 Acres <i>Tillable Farm Land</i>
Tract 8	54.17 Acres <i>Mooring & Dredging Access Swing Tract - Must Sell With Adjoining Tract or to Adjoining Property Owner</i>
Tract 9	261.09 Acres <i>WRP & Farm Land</i>
Tract 10	126.09 Acres <i>WRP Land</i>
Tract 11	94.07 Acres <i>WRP Land</i>
Tract 12	91.17 Acres <i>WRP Land</i>

\$270,000+/- INCOME POTENTIAL

Company	Net Income	Acreage	Expiration	Notes
Ingram Barge	\$60,000 (2020-2025)	3,000 linear feet	10 Year Lease Expires 9/2025	Currently Month to Month
Pine Bluff	\$96,000 avg 2024: \$71,680 2023: \$70,921 2022: \$76,781 2021: \$111,997 2020: \$148,690		5 Year Lease Expires 5/2028	Net income based on 5 year average Guaranteed royalty payment minimum of \$31,200 per year.
Blackstone Outdoor Media	\$4,950	2 Billboards	10 Year Lease Expires 9/2033	Extension option for another 10 years at \$5,445
USDA-FSA	\$52,905 avg 2024: \$27,950 2023: \$51,001 2022: \$79,417 2021: \$53,255	300 Acres	3 Year Lease Expires 1/2028	
Hunting Lease Potential	\$60,000	845.02 Acres	N/A	

SURVEY



OHIO RIVER

OHIO RIVER

TRACT 8
54.17 ACRES
ACCESS ONLY FROM OHIO RIVER
(NO ACCESS FROM PUBLIC HIGHWAY RIGHT OF WAY)

TRACT 9
50.09 ACRES

TRACT 7
28.78 ACRES

TRACT 10
174.88 ACRES

TRACT 12
64.17 ACRES

TRACT 11
64.17 ACRES

TRACT 6
145.13 ACRES

TRACT 1
133.88 ACRES
LARGEST PARCEL

TRACT 5
13.35 ACRES

TRACT 4
13.35 ACRES

TRACT 3
13.35 ACRES

TRACT 2
13.35 ACRES

TRACT NO.	ACRES
1	133.88
2	13.35
3	13.35
4	13.35
5	13.35
6	145.13
7	28.78
8	54.17
9	50.09
10	174.88
11	64.17
12	64.17

NOTES:
 1. ALL ACRES OF EACH TRACT DETERMINED FROM THE SURVEY.
 2. TRACT 1 IS THE LARGEST PARCEL.
 3. TRACT 2 IS THE SMALLEST PARCEL.
 4. TRACT 10 IS THE LARGEST TRACT.

FARM LAND



United States Department of Agriculture
Farm Service Agency

Farm: 1143
Tract: 843

McCracken County, KY

1:17,300

Number of Farms	Number of Tracts	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland	Total Base Acres
1	1	1326.18	362.82	362.82	0	362.82	391.40

HEL Codes:

- 01 = HEL determinations not completed for all fields on the tract
- 02 = HEL field on tract. Conservation system being actively applied
- 03 = HEL field on tract. Conservation system is not required - no agricultural commodity
- 04 = HEL field on tract. 2 years to implement conservation system on former CRP land
- 05 = HEL field on tract. Conservation system not being actively applied
- 06 = NHEL: No agricultural commodity planted on undetermined fields

Wetland Codes:

- NC = Wetland determinations not complete
- TN = Tract does not contain a wetland
- TY = Tract contains a wetland or farmed wetland
- CW = Converted wetland
- PCW = Planted converted wetland

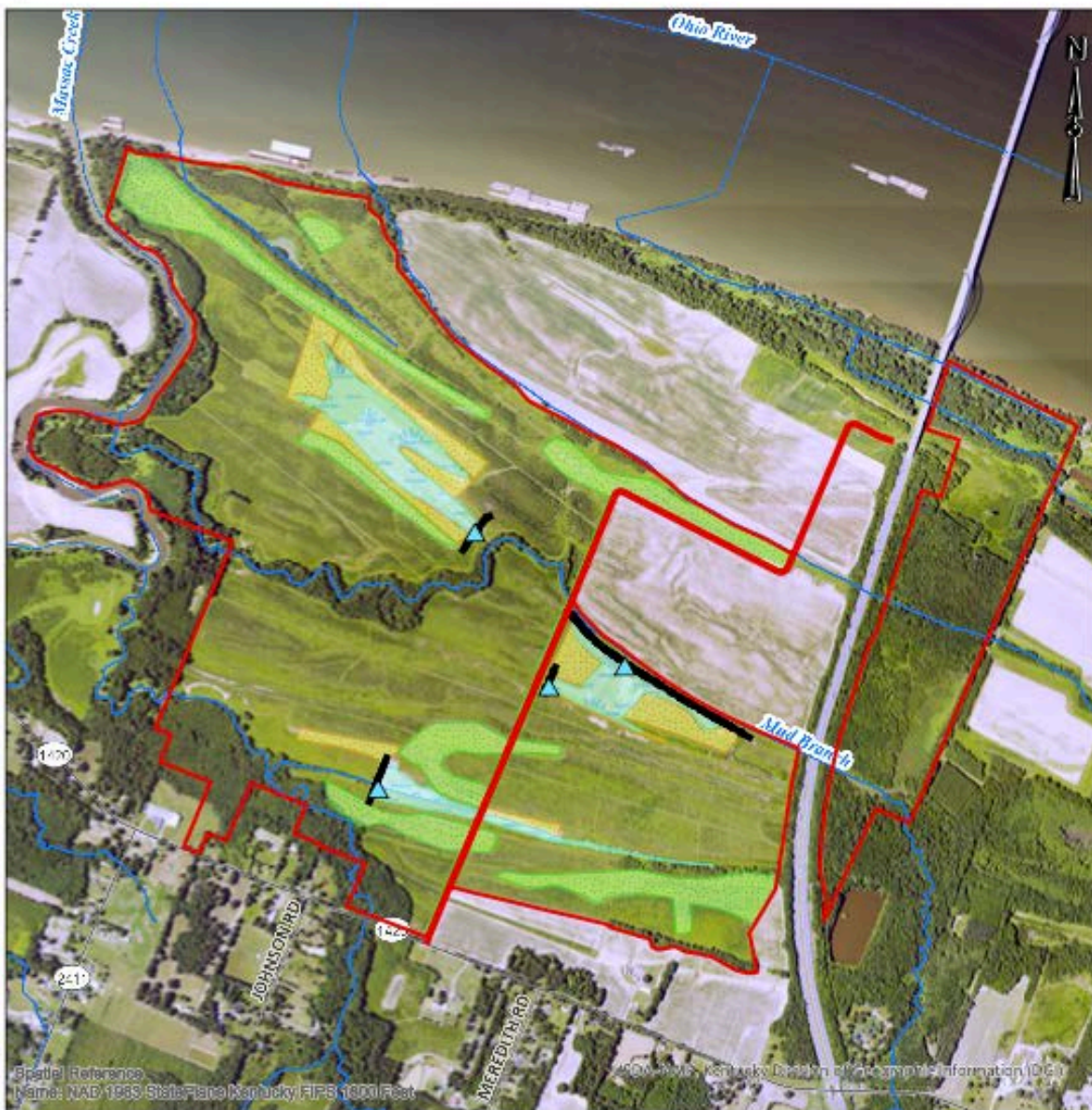
ARC/PLC Elig Codes:

- CG = Ineligible - Complete G/I/F History
- EG = Eligible
- IG = Partial or Missing G/I/F History

WRP Easement Map

Assisted By: Brandon Clark
 McCracken County, Kentucky
 MAYFIELD SERVICE CENTER
 Quad: Paducah West

Acres: 845.0248
 NEST: 665C1611012LX



Scale: 1 inch = 1,458 feet
 Location of Map Center: 88.702135°W 37.122183°N

Legend

Easement Boundary	Native Grass (81.7 acres)	Flashboard Riser
Food Plot (42.3 acres)	Shallow Water Area	Dike



WRP LAND APPROX. 845 ACRES



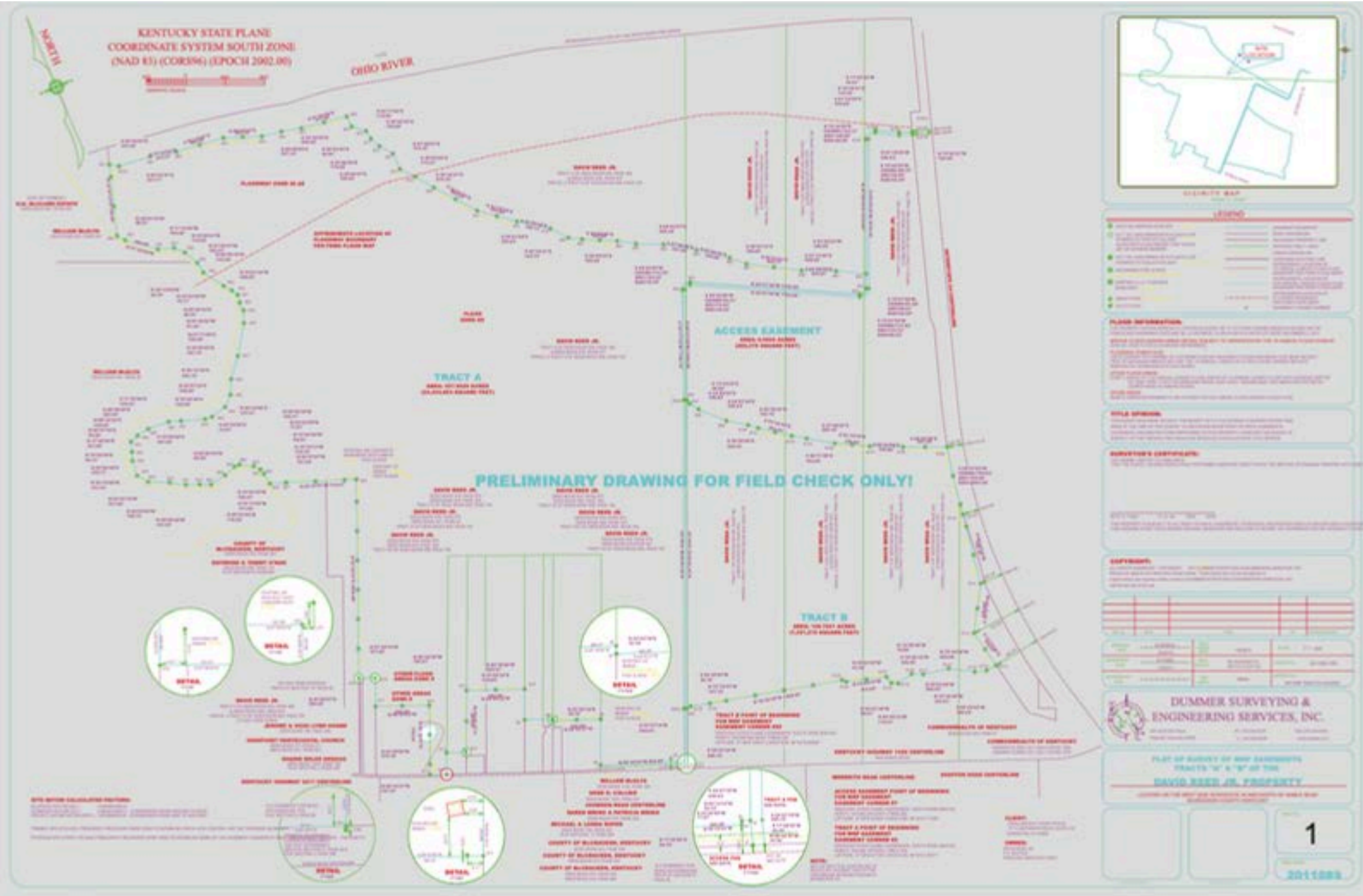
WRP Easement Map Boundaries

* Illustration is for display purposes and not an exact representation.

Wetland Reserve Program

- Tract 1
- Tract 6
- Tract 9
- Tract 10
- Tract 11
- Tract 12
- 3 Year Lease ending January 2028

WRP LAND



TRACT 3 BUILDINGS

(8) GRAIN BINS



20' H X 18' D



20' H X 18' D



20' H X 18' D



18' H X 15' D



22' H X 22' D



18' H X 18' D



19' H X 18' D



24' H X 24' D

BARN



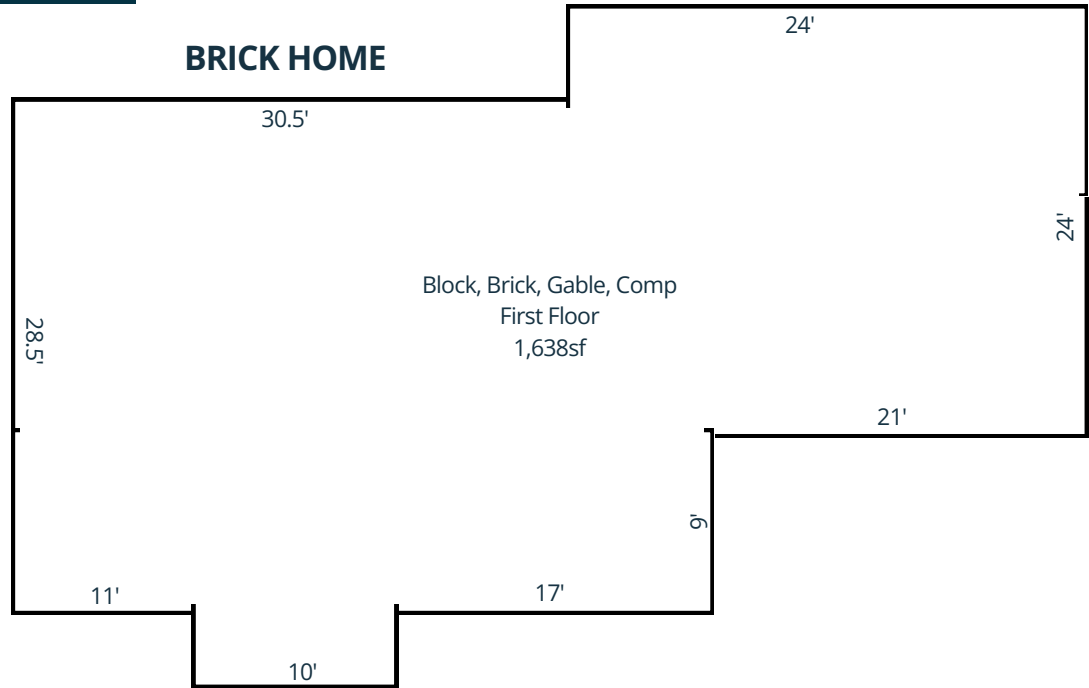
OPEN SHED



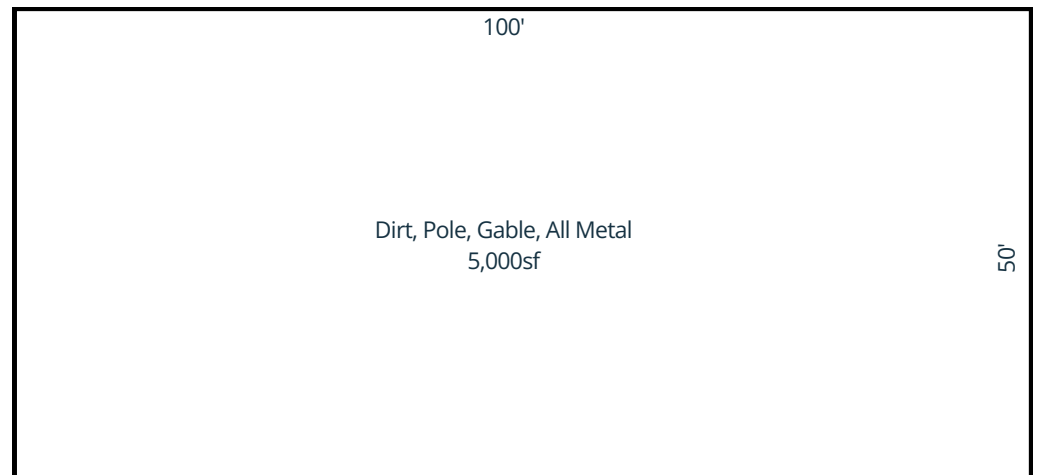
OPEN GARAGE



BRICK HOME



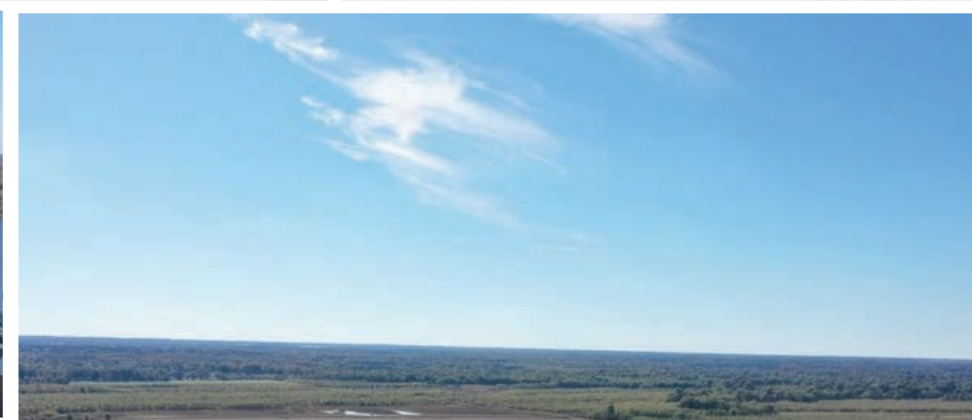
METAL BUILDING



PROPERTY PHOTOS



PROPERTY PHOTOS



PADUCAH OVERVIEW

ABOUT THE AREA

Plug into Paducah to amp up financial advantages that support maximum growth and profitability. While Paducah's low-cost environment provides an ongoing boost to your bottom line, the state of Kentucky rewards your job creation at every turn, providing eligible projects with lucrative incentives ranging from no-cost workforce training and assistance to sales and use tax abatement to jobs tax credits and much more. The Paducah labor pool offers superior size: Approximately 120,000 workers in a labor shed encompassing 11 counties in Western Kentucky and Southern Illinois. Named one of the "Most Charming Small Towns in America" by the Travel Channel and Travel Pulse, and ranked as one of "America's Top 10 Small Towns for Shopping" by USA Today.

GEOGRAPHICALLY CENTERED

Located in the far western corner of Kentucky between the Ohio and Tennessee River. Travel easy with close proximity to Nashville and St Louis along I-24.

HEALTHCARE

Residents regularly travel from four states to Paducah, drawn by two state-of the-art hospitals, Baptist Health and Mercy Health plus a variety of specialized care, diagnostic and rehabilitation centers.

DIVERSE ECONOMIC BASE

McCracken County boasts a wide array of manufacturing enterprises. Its strategic location along the Ohio River supports a vital maritime industry, including three of Paducah's largest employers, Ingram Barge, Marquette Transportation and James Marine, Inc. The county's tourism industry generated more than \$273.54 Million in 2019 and supports more than 3,000 jobs. Paducah Economic Development is dedicated to the growth of McCracken County. In 2024, Amazon built a 72,000sf "last-mile" distribution facility in Paducah, strengthening our community as a hub for growth. Announced in August of 2025, General Matter to construct a \$1.5 billion uranium enrichment facility in Paducah which will create 140 jobs and support America's clean energy future. A major milestone in economic development for McCracken County. Announced in September, a 60 megawatt solar facility is being built in McCracken County.

