

MIDWEST LAND GROUP PRESENTS

15.18 ACRES

TRIGG COUNTY, KY

554 McNICHOLS ROAD, CADIZ, KENTUCKY 42211



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING BARNDOMINIUM STYLE HOME ON 15.18 ACRES NEAR LAKE BARKLEY

Country living meets modern comfort in this exceptional 3,156 square foot barndominium-style home, perfectly situated on 15.18 surveyed acres in Cadiz, Kentucky, just 2.8 miles from Lake Barkley. This beautifully designed property features 3 spacious bedrooms, 2 full bathrooms, and 2 half bathrooms, offering plenty of room for family, guests, and entertaining. The 2 car attached garage features heated floors, as does the home, providing exceptional comfort throughout the year.

Step inside to discover two climate-control systems, large closets, generously sized bathrooms, and a built-in safe room for added security and peace of mind. The finished man cave offers the perfect space for relaxing, entertaining, watching the big game, or pursuing your favorite hobbies. Enjoy the peaceful Kentucky landscape from the large front porch or spacious back porch, both ideal for morning coffee, evening gatherings, and taking in the surrounding countryside.

Outside, the property continues to impress with a 30'x40' shop, carport, and Generac backup electricity, providing exceptional utility and peace of mind. With 15.18 surveyed acres, there is plenty of room for recreation, hobbies, equipment, or simply enjoying the privacy and freedom that acreage provides.

And the location is hard to beat—Lake Barkley is only 2.8 miles away, with boating, fishing, water recreation, and outdoor adventures just minutes from home.

If you're looking for a unique property that combines the character and functionality of a barndominium with modern amenities, acreage, and convenient access to Lake Barkley, this one deserves a closer look.



PROPERTY FEATURES

COUNTY: **TRIGG** | STATE: **KENTUCKY** | ACRES: **15.18**

- 3,156 sq. ft. home
- 3 bed, 2 bath, 2 half bath
- 2 car attached garage
- Master with ensuite
- Heated floors throughout the house and garage
- Large front and back porch
- Safe room
- 15.18 surveyed acres
- 2 climate controls
- Finished man cave
- Large closets and bathrooms
- Generac electricity backup
- 30'x40' shop
- Carport
- 2.8 miles from Barkley Lake



3,156 SQ. FT. HOME



3 BED, 2 BATH, 2 HALF BATH



LARGE FRONT & BACK PORCH



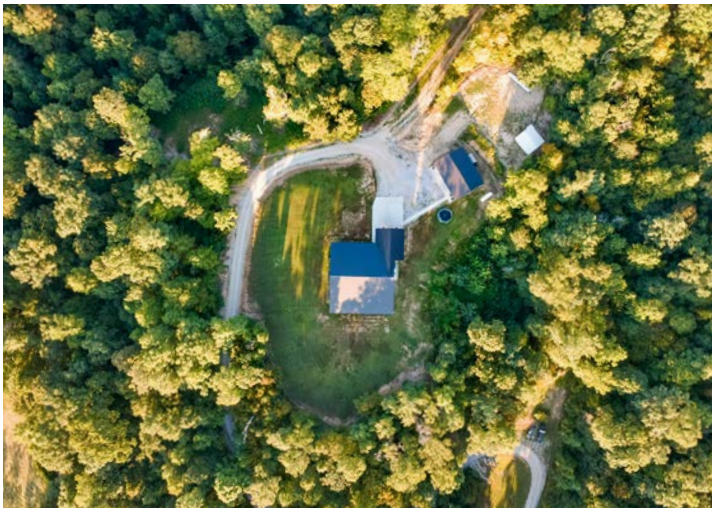
CARPORT



30'X40' SHOP



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 42' 15.15, -87° 52' 12.17

0ft 415ft 830ft



Maps Provided By:



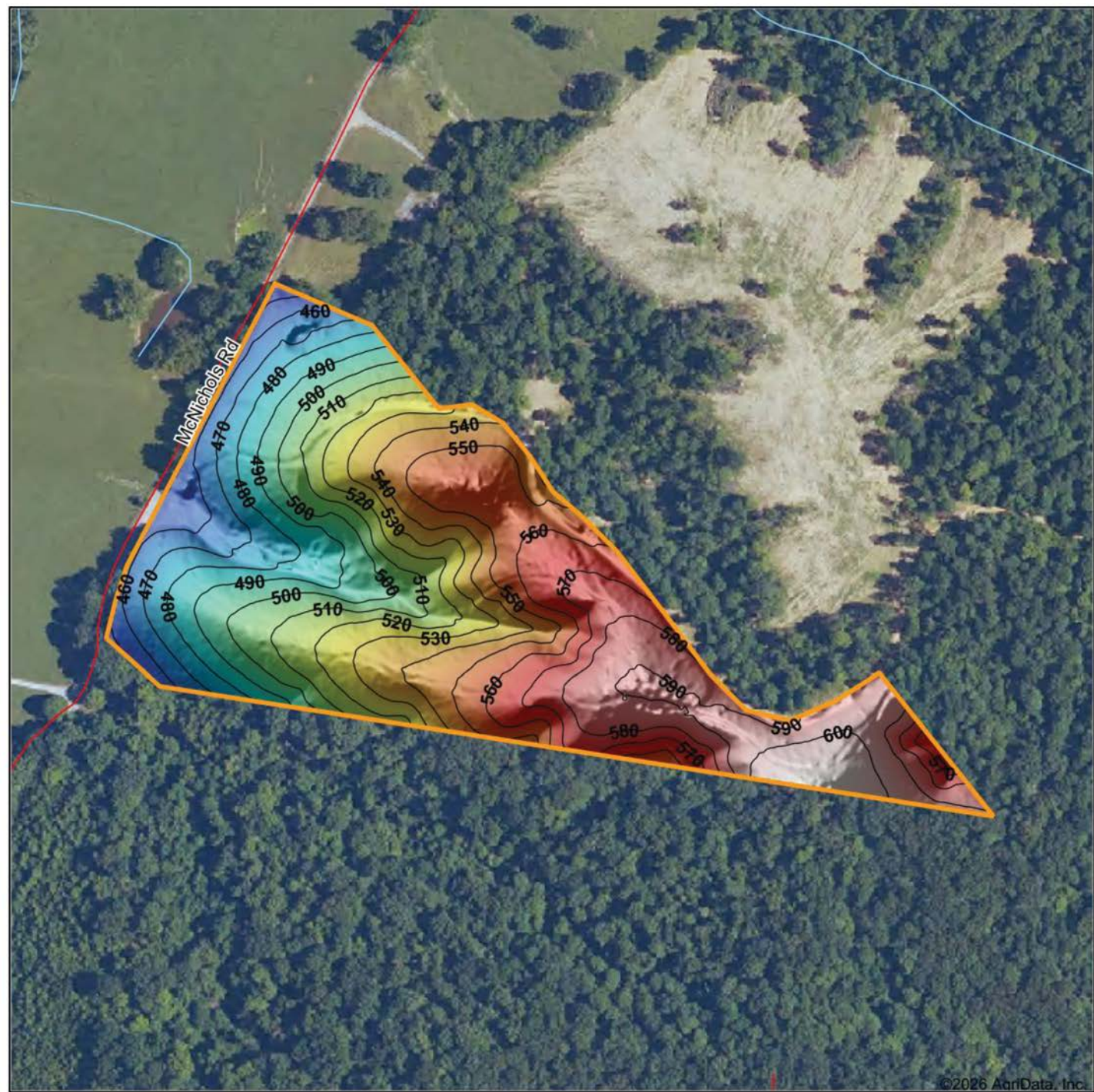
CUSTOMIZED ONLINE MAPPING
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Trigg County
Kentucky



8/14/2026

HILLSHADE MAP



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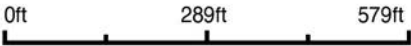


Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 441.8
Max: 608.7
Range: 166.9
Average: 529.6
Standard Deviation: 43.14 ft



8/14/2026

Trigg County
Kentucky

Boundary Center: 36° 42' 15.15, -87° 52' 12.17

OVERVIEW MAP



AGENT CONTACT

Originally born in Blue Ridge, Georgia, Luke's connection to land began at a young age while hunting on large farms throughout Kentucky. Those early experiences developed into a lifelong passion for whitetail deer hunting, turkey hunting, and bass fishing. More importantly, they gave him a firsthand understanding of what makes a property truly special. Whether evaluating recreational ground, hunting properties, farmland, or development opportunities, Luke has a unique ability to recognize and communicate a property's potential.

As an avid outdoorsman and land manager, Luke is constantly studying ways to improve habitat and maximize the value of a property. His experience managing land for mature whitetails has sharpened his eye for the features that matter most to both buyers and sellers. Combined with his sales experience and natural ability to connect with people, he provides clients with knowledgeable guidance and personalized service throughout every transaction.

Luke believes that land is one of the most valuable assets a person can own because it is a finite resource that cannot be recreated. If you're considering buying or selling land in Central or Western Kentucky, give Luke a call. He is committed to working hard, communicating honestly, and delivering a seamless experience from start to finish.



LUKE MCHAN, LAND AGENT
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