

LAND AUCTION



446.5 AC± | 7 TRACTS | HOPKINS CO, KY

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/11/23 | AUCTION TIME: 10:00 AM CDT

**AUCTION LOCATION: HOPKINS CO. EXTENSION OFFICE
75 CORNWALL DRIVE | MADISONVILLE, KY 42431**

This large acreage hunting tract boasts an expansive 188± tillable acres which generated nearly \$57,000.00 in 2022. The property is comprised of a diverse blend of habitat types and topography, offering all the necessary key ingredients for quality deer and turkey hunting. With 41± acres of open ground, established food plots, and ideal locations for additional food plot acreage, the property provides ample opportunity for growing, holding and harvesting mature bucks. Miles of field edge, multiple ponds, timbered ridges and draws, flat woodlots, and areas of mature timber add to the appeal of this exceptional hunting tract.

Additionally, the property includes two three-bedroom/one-bathroom homes, each with a metal shop building, gravel drive, and parking area. The established trail system, multiple entry points, and 3,000 feet of road frontage make accessing the property and exploring all it has to offer easy and convenient. This large acreage hunting tract is truly a unique and valuable investment opportunity. Give us a call today and schedule your private tour!

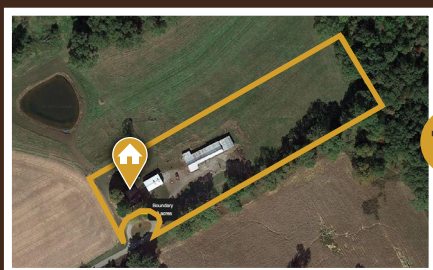


T1



TRACT 1: 45 ± ACRES

Diverse hunting tract with tillable acreage! This tract is the ideal blend of habitat types with the added bonus of tillable income! It has 10± tillable acres planted in corn for the 2023 growing season, and 25± acres of open ground that includes pasture with hay income and established food plot areas. Additionally, it has a fishing pond, 750 feet of road frontage and ideal building sites!



T2



TRACT 2: 5 ± ACRES

Country home on acreage! This 990 s.f., 2BR, 1BA country home is located in a quiet rural area! It has a spacious kitchen and living area, laundry and utility room, a screened porch and back deck. A 30'x44' shop and 32'x130' barn sit next to the home with a large gravel parking area. There are 4± acres of open ground that are currently in hay production. This property offers the ideal setting for a hobby farm or quiet getaway.

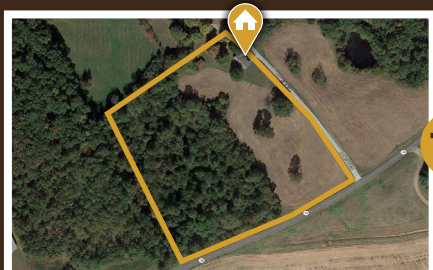


T3



TRACT 3: 133 ± ACRES

Diverse hunting tract with tillable acreage! This tract offers the ideal blend of habitat types for deer and turkey hunting with the added bonus of tillable income. It has 22± tillable acres that are currently planted in corn for the 2023 season. It has 6± acres of open ground with an established food plot and areas of successional habitat. The timber is a blend of softwoods and mast-producing hardwoods with areas of dense understory throughout. A large rock bottom creek flows through the property and is a major travel corridor for wildlife in the area. An established trail system provides easy access throughout the property and is wide enough for a tractor and implements.

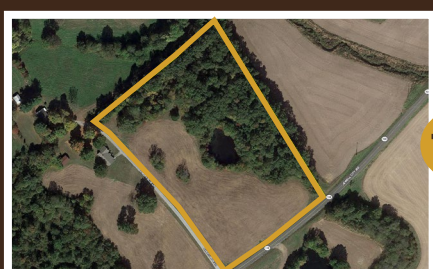


T4



TRACT 4: 10 ± ACRES

Country home on acreage! 2,025 S.F., 3BR, 2BA home located in a quiet rural area. This home sits atop a hill with scenic views all around. It has a spacious kitchen with a cooktop island and plenty of cabinet and countertop space, large living area, laundry room and pantry, and covered carport. It has a large yard with shade trees and a gravel parking area. It has 4± acres of open ground and areas of softwood and mast-producing hardwood timber.

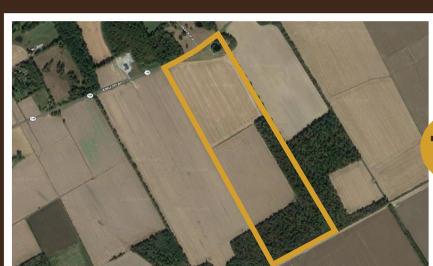


T5



TRACT 5: 9 ± ACRES

Very nice lot with ideal building site! This tract has scenic views overlooking the countryside to the south. It has 5± acres of open ground that provide the ideal building site for your country home. A pond is centrally located with a timbered ridge side on the east. It has 500 feet of road frontage with a gravel drive along the western side, providing great access.



T6

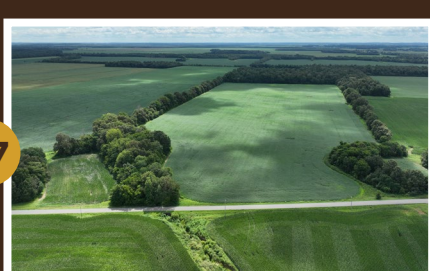


TRACT 6: 137 ± ACRES

Tillable investment tract with deer and turkey hunting opportunities! This tract has 93± tillable acres with highly productive soils that were planted in corn and soybeans for the 2023 growing season. It has 1,200 feet of road frontage with an established entry point and gravel access road. The bottomland timber has softwoods and mast-producing hardwoods with areas of dense understory throughout.



T7



TRACT 7: 107 ± ACRES

Tillable investment tract with deer and turkey hunting opportunities! This tract has 63± tillable acres with highly productive soils that were planted in soybeans for the 2023 growing season. It has 1,200 feet of road frontage with access points. The bottomland timber is a blend of softwoods and mast-producing hardwoods and areas of dense understory throughout.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

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