

# LAND AUCTION



## 684.67 AC± | 1 TRACT | HOPKINS CO, KY AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)  
**AUCTION DATE:** 12/11/23 | **AUCTION TIME:** 3:00 PM CDT  
**AUCTION LOCATION:** HOPKINS CO. EXTENSION OFFICE  
75 CORNWALL DRIVE, MADISONVILLE, KY 42431  
**OPEN HOUSE:** 11/25 | 10:00 AM - 4:00 PM  
GOVERNMENT BEND DR., PRINCETON, KY 42455

Discover a hunter's paradise with this large acreage hunting tract nestled along the serene Tradewater River. This property offers the perfect blend of wildlife habitat and is equipped with a comfortable 3-bedroom, 2-bathroom home and a detached 2-car garage.

As you approach, you'll be greeted by a large yard featuring a picturesque pond and bountiful orchard. A long gravel drive and spacious parking area provide ample room for your outdoor pursuits.

The property showcases a dynamic blend of habitat types, carefully improved to cater to the needs of deer, turkey, and waterfowl enthusiasts. This land has it all!

Approximately 128± acres are enrolled in the Conservation Reserve Program (CRP), while an additional 155± acres are tillable, providing income and offering prime opportunities for food plots and standing grain plots. The property's design includes numerous funnels and pinch points, enhancing your hunting strategy.

With approximately 2 miles of frontage along the Tradewater River, you'll find an 8-acre waterfowl impoundment and timbered river bottom habitat, attracting a wide variety of waterfowl and other wildlife. Softwoods and mast-producing hardwoods add to the diversity, while areas of dense security and bedding cover provide sanctuary for the local wildlife population.

An established trail system winds throughout the property, making it easy to navigate and explore. With 1.5 miles of road frontage and multiple entry points, accessibility is never a concern.

This property is a dream come true for hunters, offering a pristine natural environment combined with a comfortable home for relaxation after a day of adventure.

Welcome to your own private hunting paradise along the Tradewater River. The game is calling and it's time to answer.



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|------------------------------------|--|--------------------------------|----------------------|
| • <b>Deeded acres:</b> .....       | 684.67±  | • <b>Possession:</b> .....     | Immediate possession |
| • <b>FSA Farmland Acres:</b> ..... | 283±   | • <b>Survey needed?:</b> ..... | No survey needed     |
| • <b>CRP Acres/payment:</b> .....  | \$17,103 annual on 128± acres                            | • <b>Lat/Lon:</b> .....        | 37.3205 / -87.8396   |
| • <b>Taxes:</b> .....              | \$3,664.69   | • <b>Zip Code:</b> .....       | 42445                |
| • <b>Lease Status:</b> .....       | Enrolled in CRP multiple exp dates/open tenancy for 2024 |                                |                      |



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC  
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GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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