

LAND AUCTION



173.12 AC± | 7 TRACTS | HART CO, KY

ABSOLUTE AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

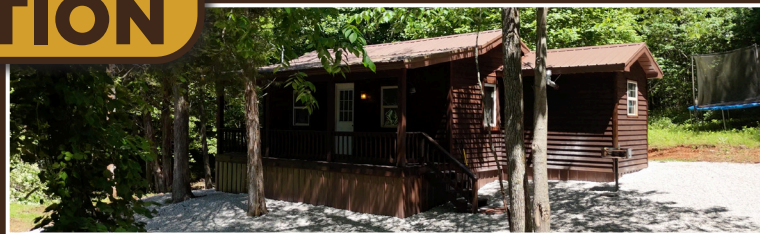
AUCTION DATE: 8/20/24 | **AUCTION TIME:** 5 PM CT

LOCATION: PRICEVILLE COMMUNITY CENTER, 7035 RAIDER HOLLOW RD
MUNFORDVILLE, KY 42765

There is a ton of potential with this farm! The older farm house is in great shape and can be used as a permanent residence hunting cabin or rental. Adjacent to it is a brand-new pole barn for equipment storage. There's a rustic 1 room cabin with a bathroom. It has water, a shower, electricity and an incinerator toilet. The property has several food plots including 2 lush well-established clover plots and several acres of soybean plots that were planted around Memorial Day. Most of the plots have custom shooting houses including one with a handicap accessible ramp. The timber was cut 20+ years ago and has really recovered nicely. There is a good mix of hardwood timber and some pine. The topography varies from gently rolling to slightly more aggressive terrain. There are several great building locations. Electric and county water are available. This is a great opportunity to have a secluded home site or a larger hunting property.



ABSOLUTE AUCTION



TRACT 1 DESCRIPTION: 4± ACRES

This small wooded building site has nearby utilities and a small clearing by the road. This property is perfect for the person looking for privacy and a great wooded building site.

TRACT 2 DESCRIPTION: 12± ACRES

This tract is all wooded and loaded with wildlife. It has approximately 650 feet of road frontage. A ridge leads to a nice flat that is just begging to be cleared for a cabin or weekend getaway.

TRACT 3 DESCRIPTION: 10± ACRES

This multi-use tract has a food plot lush with clover. You can convert the food plot into a great building site.

TRACT 4 DESCRIPTION: 27± ACRES

This tract is approximately 27 acres and has a recently planted soybean food plot and a perfectly situated custom log siding shooting blind. It is an exceptional hunting tract with endless wildlife opportunities. This property is accessed via a legal, recorded easement and is perfect for a hunting getaway.

TRACT 5 DESCRIPTION: .8± ACRES WITH HOME

Older farmhouse with newer roof, vinyl siding, 3 bedrooms and 1 bath on a large country lot.

TRACT 6 DESCRIPTION: 42± ACRES

Mostly wooded tract with a new pole barn and rustic cabin. The cabin is an open floor plan living area with electricity and running water. It has on demand hot water and an incinerator toilet. It's perfect for weekend trips. The land features heavily timbered areas with a nice large food plot recently planted to soybeans and a brand new 360 hunting blind on a tower.

TRACT 7 DESCRIPTION: 67± ACRES

Prime hunting land with a building site. Multiple clover and soybean food plots and 3 custom shooting houses, including one with a handicap-accessible ramp. This property has been designed to optimize hunting opportunities with strategically placed blinds and food plots. One of the sellers tells me he can have a friend bring him lunch to the blind and never bother the deer! The timber is mixed hardwoods and pine. It is accessed via a legal, recorded easement.

Deeded acres:

173.12± acres

Taxes:

TBD after survey

Lease Status:

No leases

Possession:

Immediate possession

Survey needed?:

Yes, To be completed prior to closing

Brief Legal:

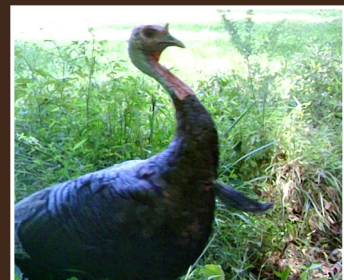
Described in DB240 P736 and DB346 P18

Lat/Lon:

37.3017, -85.8996

Zip Code:

42765

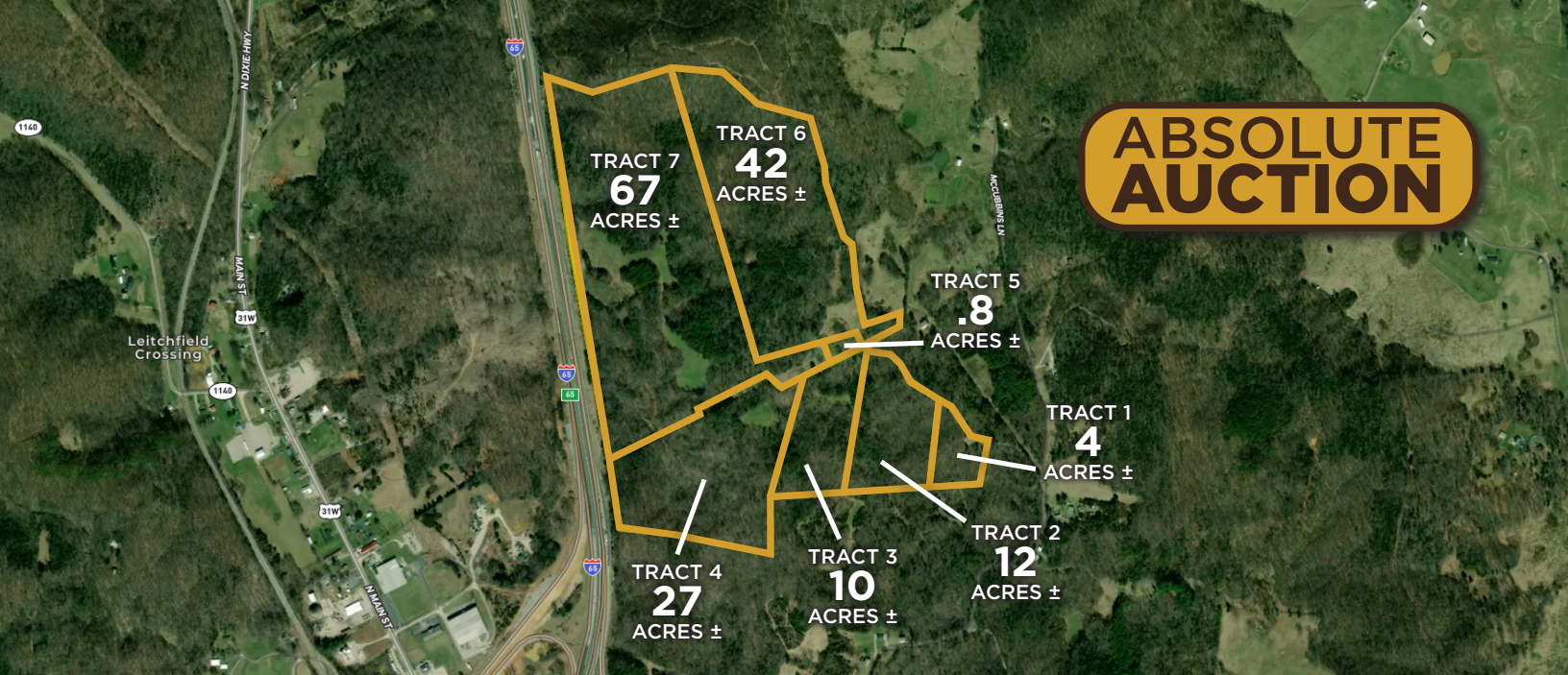


IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
DAVE SKINNER, AGENT: 270.791.3705 | dave.skinner@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (237494) | Debbie Laux, Ranch & Farm Auctions, Kentucky Broker License # 247145 | Derek Fisher, Whitetail Properties Real Estate, KY Broker License #265593
Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Dave Skinner, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.791.3705 | Cody Lowderman, KY Auctioneer, RP 3502

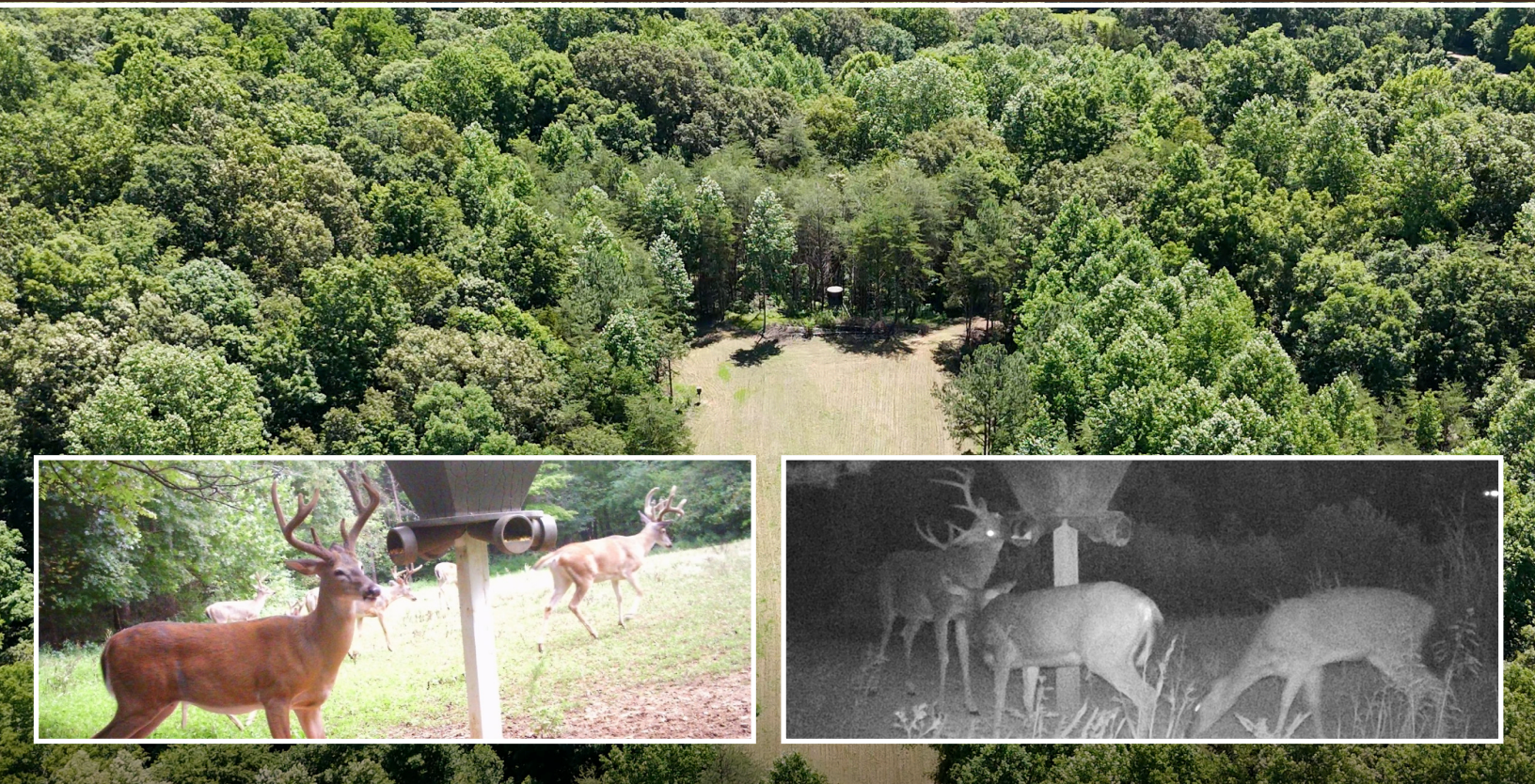


173.12 AC± | 7 TRACTS | HART CO, KY

ABSOLUTE AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/20/24 | **AUCTION TIME:** 5 PM CT

LOCATION: PRICEVILLE COMMUNITY CENTER, 7035 RAIDER HOLLOW RD
MUNFORDVILLE, KY 42765



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
DAVE SKINNER, AGENT: 270.791.3705 | dave.skinner@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (237494) | Debbie Laux, Ranch & Farm Auctions, Kentucky Broker License # 247145 | Derek Fisher, Whitetail Properties Real Estate, KY Broker License #265593
Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Dave Skinner, Kentucky Land Specialist for Whitetail Properties Real Estate LLC, 270.791.3705 | Cody Lowderman, KY Auctioneer, RP 3502