

LAND AUCTION



152 AC± | 7 TRACTS | LARUE CO, KY

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/12/26 **AUCTION TIME:** 5 PM ET

AUCTION HELD AT: THE 16TH RESTAURANT, 110 N LINCOLN BLVD, HODGENVILLE, KY 42748

PROPERTY PREVIEW: 12/5/25 | 3PM-5PM & 12/6/25 | 11AM-2PM AT 166 KERRICK LANE, HODGENVILLE, KY 42748

Turn-Key 152± Acre Crop/Cattle Farm - LaRue County, KY located just 11 miles from Glendale & 12 miles from Elizabethtown.

Rare opportunity to own a fully operational, income-producing cattle farm in one of Central Kentucky's most desirable agricultural regions. Situated on approximately 152 acres of prime, mostly tillable ground, this farm offers a blend of production, convenience, and comfort that's hard to match.

Key Features:

- Turn-Key Cattle Operation: The cattle are fully fenced and ready for immediate use. The cattle facilities, professionally designed in collaboration with the University of Kentucky Agriculture Department, include a cattle handling facility, large barns, and a manure storage system with a 9,000-gallon underground water collection system.
- Two Residences On-Site:
- Brick Home: 3 Bed / 2 Bath with basement - solid construction and move-in ready.
- Manufactured Home: 3 Bed / 2 Bath - perfect for multi-generational living or farmhand housing.
- Both homes are connected to city water, electric, and high-speed WiFi.
- Land Use & Income Potential: The majority of the acreage is tillable and currently used for productive agriculture. This is a proven income-producing property with room to expand operations or diversify.
- Recreational Bonus: The property has an excellent history of mature whitetail deer and wild turkey, ideal for the outdoorsman or hunting lease opportunities.
- Prime Location & Accessibility: Road frontage on Dan Dunn Road and Union Church Road, offering multiple access points. Farms of this size and quality in such a strategic location rarely hit the market.

Whether you want to expand your ag operation, invest in Kentucky farmland, or live a rural lifestyle with income and infrastructure, this property checks every box.

TRACT 1 DESCRIPTION: This exceptional 105.7± acre tract in the heart of LaRue County offers a rare combination of productive farmland, recreational opportunity, and future homesite potential—all in one beautiful package. Approximately 72 acres of this property are tillable, providing strong income potential through farming or leasing. Whether you're an investor, a farmer looking to expand, or someone dreaming of owning a private piece of Kentucky countryside, this tract checks all the boxes.

Set back from the road, the property also features secluded areas perfect for building your dream home or hunting cabin. The diverse landscape and natural cover create excellent conditions for whitetail deer and turkey hunting, making this a true outdoorsman's retreat.

Located just a short drive from Elizabethtown, this property combines rural peace and privacy with convenient access to shopping, dining, and major highways.

Highlights:

- 105.7± total acres
- Private & secluded build sites
- Approx. 72 tillable acres
- Strong agricultural income potential
- Great hunting opportunities
- Easy access to Elizabethtown and the surrounding areas

Whether you're looking to farm, hunt, build, or invest, this LaRue County tract offers it all.

TRACT 2 DESCRIPTION: Welcome to Tract 2, a beautiful 7.77± acre parcel nestled in the quiet countryside of LaRue County, Kentucky. This tract offers the perfect blend of open space and wooded privacy—ideal for building your dream home in a peaceful rural setting. The front portion of the property presents a fantastic homesite, with gently rolling ground that's ready for construction. Toward the back, a nice stretch of woods offers both privacy and recreational opportunity, whether you enjoy hiking, wildlife watching, or simply unwinding in nature.

Conveniently located just a short drive from Elizabethtown, this tract gives you the best of both worlds—quiet country living with easy access to city amenities, schools, shopping, and restaurants.

TRACT 3 DESCRIPTION: Looking for the perfect spot to build your dream home? Tract 3 offers 5± beautiful acres in scenic LaRue County, ready and waiting for your vision.

This gently rolling parcel features a prime building site with plenty of space for a home, garage, shop, or even a mini farm. With open ground and easy access, this tract is well-suited for a variety of home styles and layouts.

Located just a short drive from Elizabethtown, you'll enjoy the peace and quiet of the countryside without sacrificing convenience. Shopping, schools, restaurants, and more are all within easy reach.

TRACT 4 DESCRIPTION: Welcome to Tract 4, a beautiful 7.69± acre parcel nestled in the quiet countryside of LaRue County, Kentucky. This tract offers the perfect blend of open space and wooded privacy—ideal for building your dream home in a peaceful rural setting.

The front portion of the property presents a fantastic homesite, with gently rolling ground that's ready for construction. Toward the back, a nice stretch of woods offers both privacy and recreational opportunity, whether you enjoy hiking, wildlife watching, or simply unwinding in nature.

Conveniently located just a short drive from Elizabethtown, this tract gives you the best of both worlds—quiet country living with easy access to city amenities, schools, shopping, and restaurants.

TRACT 5 DESCRIPTION: Looking for the perfect spot to build your dream home? Tract 5 offers 5.03± beautiful acres in scenic LaRue County, ready and waiting for your vision.

This gently rolling parcel features a prime building site with plenty of space for a home, garage, shop, or even a mini farm. With open ground and easy access, this tract is well-suited for a variety of home styles and layouts.

Located just a short drive from Elizabethtown, you'll enjoy the peace and quiet of the countryside without sacrificing convenience. Shopping, schools, restaurants, and more are all within easy reach.

TRACT 6 DESCRIPTION: Escape to the peace and quiet of the countryside with this well-maintained 3-bedroom, 2-bathroom manufactured home situated on approximately 5.42± beautiful acres in LaRue County, Kentucky. With 1,038± square feet of comfortable living space, this property offers the perfect blend of rural serenity and convenient access to nearby amenities.

Step inside to find an inviting open floor plan featuring a spacious living room, a functional kitchen with plenty of cabinet space, and a cozy dining area. The primary suite includes its own private bathroom, while two additional bedrooms share a second full bath — ideal for family living or guests.

Outside, the expansive acreage offers endless possibilities — whether you're looking for room to garden, raise animals, or simply enjoy nature. There's plenty of space to add a garage, workshop, or even another structure if desired.

Located just a short drive from Elizabethtown, you'll enjoy easy access to shopping, dining, and major highways while still savoring the quiet charm of country living.

TRACT 7 DESCRIPTION: Don't miss this rare opportunity to own a well-rounded farmstead in the heart of LaRue County, featuring 15.30± acres, a quality 3-bedroom, 2-bath brick home, and professionally designed cattle facilities built with function and longevity in mind.

The home offers approximately 1,344 square feet of main-level living space, featuring three bedrooms, two full bathrooms, and a partially finished basement that is perfect for an extra living area, storage, or future expansion. Enjoy country views from the comfort of your own home, surrounded by gently rolling pasture and well-kept outbuildings.

What truly sets this property apart is the agricultural infrastructure. Designed in collaboration with the University of Kentucky Agriculture Department, the cattle facilities include:

- A modern cattle handling facility
- Large barns for hay and livestock shelter
- A 9,000-gallon underground water collection and manure storage system
- Multiple equipment storage structures

Whether you're a seasoned cattle producer or looking to start a high-functioning farm operation, this property is turn-key and ready for livestock.

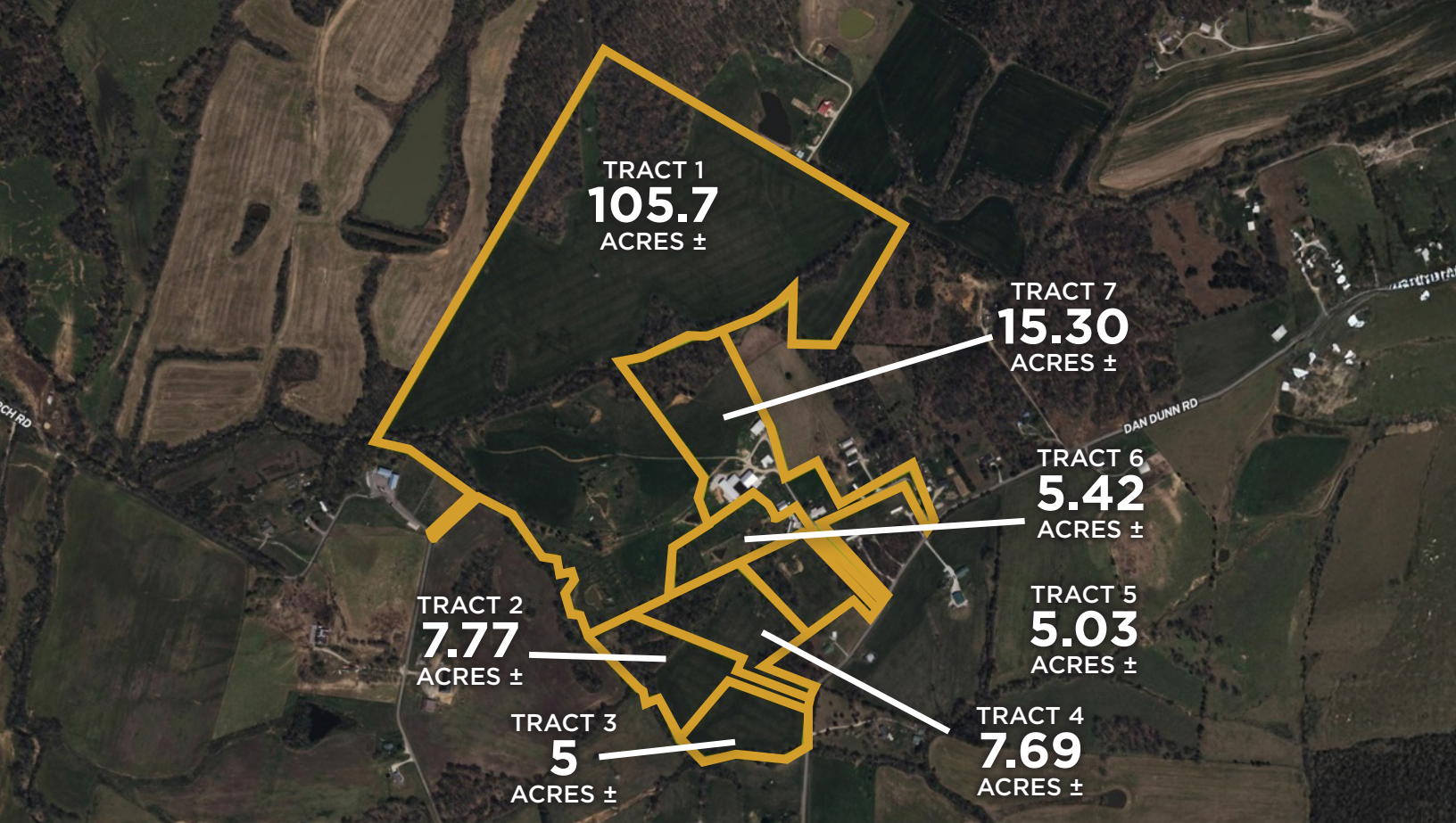
Tract #:	Tract 1
CRP Acres/Payment:	No CRP
Taxes:	TBD
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession
Survey Needed?:	No survey needed
Brief Legal:	105.7± acres 166 Kerrick Ln Hodgenville, KY, 42748
PIDs:	026-00-00-009.03
Lat/Lon:	37.66953, -85.72223
Zip Code:	42748

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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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 | Scott Kaufman, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 502.741.3221 | Wayne Kaufman, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 502.817.1369 | Cody Lowderman, KY Auctioneer, RP 3502



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