

LAND AUCTION

48.195 AC± | 1 TRACT | GRAYSON CO, KY



ABSOLUTE AUCTION LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/24/26 **AUCTION TIME:** 6 PM CT

AUCTION HELD AT: CENTRE ON MAIN, 425 SOUTH MAIN ST
SUITE A, LEITCHFIELD, KY, 42754

Selling ABSOLUTE to the highest bidder!!

Situated along Hornback Lane with additional frontage on Owensboro Road, this 48.195± acre Grayson County property offers an impressive combination of habitat diversity, hunting potential, and residential opportunity. The tract features a well-balanced mix of cedar thickets, mature pines, hardwood stands, sections of cutover timber, and multiple open fields. This variety creates year-round food and cover for wildlife while also providing several quality locations for building a home or cabin.

The terrain sets up well for identifying predictable deer movement. Ridges, draws, and subtle topographic changes create natural funnels and travel corridors throughout the property. During the most recent evaluation, deer sign was abundant, with large rubs, active scrapes, and well-worn trails observed across the entire farm, indicating strong usage by both does and mature bucks. The combination of habitat types makes this a tract with excellent hunting potential for its size.

One of the most appealing features of this property is its dual access. The north end fronts Owensboro Rd, while the south end fronts Hornback Ln, allowing entry from two directions and giving future owners flexibility in layout and development. Utilities are accessible from both ends, providing multiple options for selecting a home site. Several elevated locations offer long-range views of the surrounding countryside, making the property suitable for a private residence while still being convenient to town.

Whether your goal is a manageable hunting tract, a weekend retreat, or a place to build your dream home in a rural setting, this property checks the right boxes. Its diverse habitat, strong wildlife presence, dual access, and excellent building potential make it a versatile and highly attractive Grayson County offering.

**ABSOLUTE
AUCTION**

Taxes:	TBD
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession at closing
Survey needed?:	New survey is complete
Brief Legal:	48.195 acres on Hornback Ln, Caneyville, KY, Grayson County, as described in DB539 P122
Lat/Lon:	37.50625, -86.41355
Zip Code:	42721

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

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GO TO RANCHANDFARMAUCTIONS.COM FOR MORE 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

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