LAND AUCTION

64.68 AC± | 4 TRACTS | HART CO, KY

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/25/26 **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: HART COUNTY AGRICULTURE BUILDING
2184 S DIXIE HWY, MUNFORDVILLE, KY 42765

Located at 864 and 884 Shady Ln Church Rd in Hart County, Kentucky, this exceptional 64.8± acre offering combines productive pasture, mature woods, two homes, and quality outbuildings across four tracts — available individually, in combination, or as a whole. Whether you're searching for a livestock operation, hobby farm, hunting recreation, or a place to call home, this property delivers versatility and opportunity in one of Kentucky's most desirable rural settings. The land features a mix of open, fenced pasture and hardwood timber, highlighted by a pond, a newer livestock barn, and a second barn equipped with horse stalls and concrete floors. Two homes round out the offering: an approximately 1,000 square foot, two-bedroom, one bathroom home with a walkout basement, and an approximately 1,059 square foot, two-bedroom, one bathroom home with a detached garage. With frontage along Shady Ln Church Rd and multiple excellent building sites, this property is well-suited for continued agricultural use, recreational enjoyment, or future development. Don't miss this opportunity to own a well-rounded Hart County farm at auction.

Tract 1 Description:
Tract 1 offers 10± acres of open field with approximately 550 feet of road frontage along Shady Ln Church Rd. The tract is fenced and ready for livestock, making it an excellent option for buyers looking to graze cattle, horses, or other livestock, or simply add to their land holdings. With good road access and level, usable ground, Tract 1 is a straightforward, turn-key addition for any land or livestock operation.

- 10± acres of fenced, open pasture
- Approximately 550 feet of road frontage
- Ready for cattle, horses, or other livestock
- Level, usable ground
- Excellent access from Shady Ln Church Rd
- Great addition to an existing farming operation or future homesite

Tract 2 Description:
Tract 2 features 40± acres offering a productive mix of pasture and timber. Approximately half of the tract is open, fenced pasture, complete with a pond and a newer livestock barn, ideal for grazing or watering livestock. The remaining half is wooded, offering privacy, recreational potential, and additional resources. With road frontage and several great building sites, Tract 2 presents an outstanding opportunity for a livestock operation, recreational retreat, or future home site.

- Approximately 20± acres of fenced pasture
- Approximately 20± acres of mature timber
- Pond and newer livestock barn
- Road frontage with multiple building sites
- Excellent hunting and recreational opportunities
- Ideal for livestock production, a country home, or an investment

Tract 3 Description:
Tract 3 includes 14± acres improved with an approximately 1,000 square foot home featuring two bedrooms, one bathroom, and a walkout basement. The tract also boasts a newer barn with horse stalls and concrete floors, well-suited for equine or livestock use. A mix of wooded and open ground rounds out the tract, offering both usable pasture and recreational appeal. This is an ideal setup for horse or livestock owners looking for a move-in-ready home with quality outbuildings already in place.

- Approx. 1,000± sq. ft. home
- 2 bedrooms, 1 bathroom
- Walkout basement
- Newer barn with horse stalls and concrete floors
- Blend of pasture and wooded acreage
- Excellent setup for horses, livestock, or recreational living

Tract 4 Description:
Tract 4 offers 0.8± acres improved with an approximately 1,059 square foot home featuring two bedrooms and one bathroom, along with a detached garage. This compact, move-in-ready tract is a great option for a buyer looking for an affordable home site or rental property in Hart County.

- Approx. 1,059± sq. ft. home
- 2 bedrooms, 1 bathroom
- Detached garage
- Move-in ready residence
- Ideal starter home, rental property, or investment opportunity
- Convenient rural location in Hart County, Kentucky

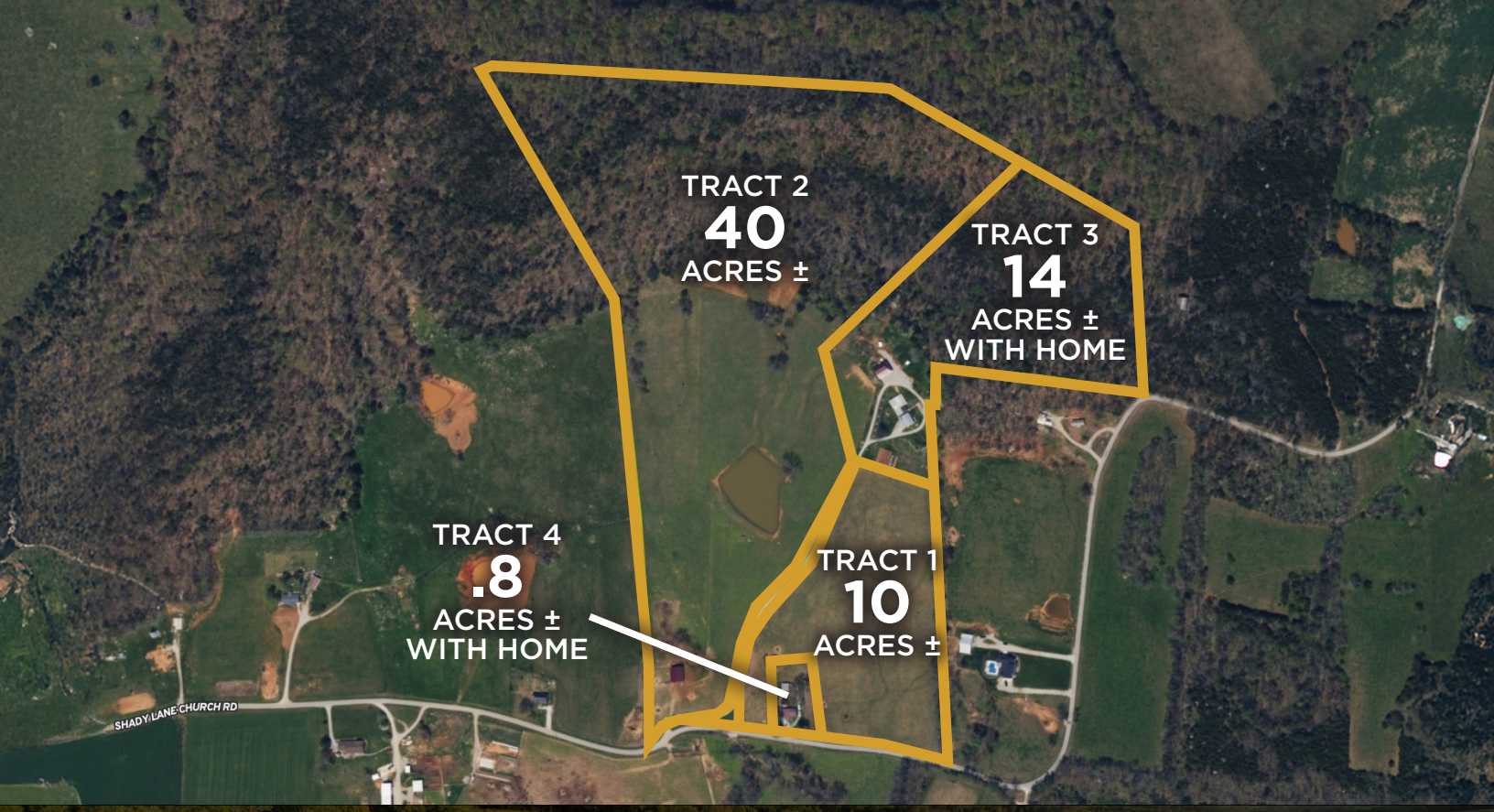
Taxes:	TBD, $1440.00 for all tracts
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey Needed?:	Seller will pay for 50% of any surveys
Brief Legal:	64.68± acres Hart Co KY 864 and 884 SHADY LANE CHURCH RD, MUNFORDVILLE, KY, 42765
PIDs:	074-00-00-040.00, 074-00-00-041.00
Lat/Lon:	37.2517, -85.8429
Zip Code:	42765

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
DANE DRISCOLL, AGENT: 270.765.8345 | dane.driscoll@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

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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