

LAND AUCTION

87.337 AC± | 3 TRACTS | WASHINGTON CO, KY



LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RanchandFarmAuctions.com)

AUCTION DATE: 9/25/26 **AUCTION TIME:** 6 PM ET
AUCTION HELD AT: ON-SITE, 3979 BAKER RIDGE ROAD
WILLISBURG, KY 40078

Don't miss this exceptional opportunity to purchase one or more outstanding tracts of Washington County real estate. Whether you're searching for a country home, productive farmland, a premier hunting property, or the perfect location to build your dream home, these properties offer something for everyone.

Tract 1 consists of 6.376± surveyed acres located at 3979 Baker Ridge Road and is improved with a 4-bedroom, 1-bath farmhouse containing approximately 1,556± square feet of living space. The property also includes a barn, making it well-suited for a hobby farm, livestock, equipment storage, or workshop space. The home offers an excellent opportunity for renovation and country living in a peaceful rural setting. Buyers should note that the home does not currently have central heating and air conditioning and will require the installation of a new septic system.

Tract 2 contains 55.581± surveyed acres and is truly a sportsman's paradise. Loaded with quality marketable timber, this tract offers outstanding long-term investment potential while also providing exceptional recreational opportunities. An excellent building site makes it the perfect location for a secluded home or weekend cabin. The property features numerous ideal locations for wildlife food plots and borders scenic Rush Run Creek, creating outstanding habitat for deer, turkey, and other wildlife. Whether you're searching for a hunting retreat, timber investment, or private recreational property, this tract offers endless possibilities.

Tract 3 offers 25.38± surveyed acres with excellent road frontage along Baker Ridge Road. Currently fenced, this tract is ready for cattle or other livestock and provides an outstanding opportunity for agricultural use, a hobby farm, or future development. With several beautiful building sites overlooking the surrounding countryside, the property is equally appealing to those looking to build their dream home. The combination of open ground and natural habitat also provides excellent hunting opportunities with an abundance of deer and turkey.

Together, these three tracts represent a rare opportunity to purchase quality Washington County real estate with something to offer every buyer. From a country home with acreage and productive pastureland to a premier hunting and recreational property, these tracts showcase the beauty and versatility of rural Kentucky. Purchase one tract or multiple tracts to fit your needs and enjoy the investment, recreational, and lifestyle opportunities these exceptional properties have to offer.

Selling in tracts, subject to the auction terms and conditions.

Tract 1 Description:

Don't miss this opportunity to bid on Tract 1, consisting of 6.376± surveyed acres located in the scenic countryside of Washington County, Kentucky. This tract offers a combination of rural living, functional improvements, and renovation potential.

The property is improved with a 4-bedroom, 1-bath farmhouse containing approximately 1,556± square feet of living space. The home offers a solid footprint for restoration and is well-suited for buyers looking to renovate a country home, create a weekend retreat, or invest in rural real estate.

Also included is a barn, providing excellent storage or agricultural use, making this tract appealing for hobby farming, livestock, equipment storage, or workshop space. The home does not currently have central heating and air conditioning. The home will also need a new septic system.

Tract 2 Description:

If you've been searching for the perfect combination of investment-quality timber, outstanding hunting, and a beautiful place to build, this 55.581± surveyed acre tract offers a rare opportunity to own a premier recreational property in the rolling hills of Washington County.

Loaded with quality marketable timber, this tract presents both immediate and long-term investment potential while providing excellent wildlife habitat. A picturesque building site offers the ideal location for your dream home or weekend cabin, with peaceful country views and plenty of privacy.

For the avid outdoorsman, this property is a true sportsman's paradise. Multiple open areas provide excellent locations for establishing food plots, helping to attract and sustain abundant wildlife. Bordering Rush Run Creek, the property offers an outstanding natural travel corridor for deer and turkey, making it an exceptional hunting tract.

Whether you're looking for a private retreat, a hunting property, or a long-term land investment, Tract 2 checks all the boxes.

A recent timber cruise was performed by a licensed forester, who concluded there is an approximate value of \$49,982 in timber at this time.

Tract 3 Description:

Offering 25.38± surveyed acres with an outstanding combination of agricultural, recreational, and residential potential, Tract 3 is an exceptional opportunity to purchase a versatile piece of Washington County real estate.

With extensive road frontage along Baker Ridge Road, this tract offers multiple possibilities for a beautiful country homesite while maintaining plenty of room for farming, livestock, or recreation.

The property is currently fenced, making it well-suited for cattle or other livestock with minimal improvements. Whether you're looking to expand an existing farming operation or establish a hobby farm, this tract provides an excellent foundation.

For outdoor enthusiasts, the property's mix of open ground and natural habitat creates an excellent setting for deer, turkey, and other wildlife, offering outstanding hunting and recreational opportunities.

CRP Acres/Payment: No CRP

Taxes: \$979.85 for all 3 tracts

Lease Status: Open Tenancy for 2027 crop year

Possession: Immediate possession at closing

Survey Needed?: Survey is complete

Brief Legal: 87.337± acres Washington Co KY in 3 tracts described in DB. 123/Pg 469

3979 Baker Ridge Road Willisburg KY

37.79775, -85.04145

Zip Code: 40040

PIDs:

Lat/Lon:

Zip Code:

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

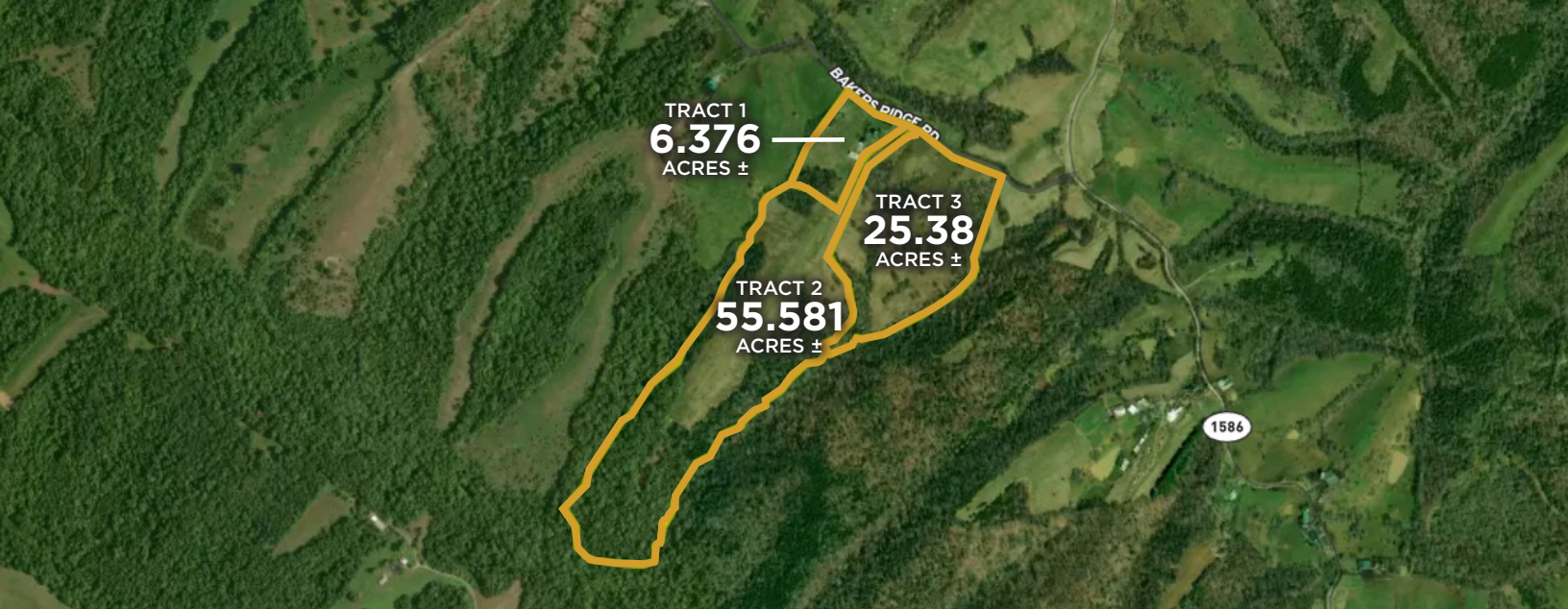
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GO TO [RANCHANDFARMAUCTIONS.COM](https://RanchandFarmAuctions.com) FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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 | 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

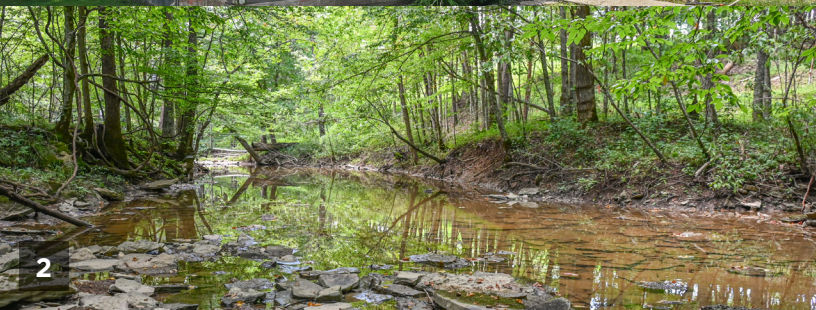


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