

LAND AUCTION

989 AC± | 17 TRACTS | LIVINGSTON CO, KY



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

AUCTION DATE: 10/9/26 **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: FOHS HALL
201 N WALKER ST, MARION, KY 42064

This large-acreage hunting property in Livingston County, Kentucky, offers an exceptional combination of diverse habitat, established improvements, and the size needed to consistently grow and hold mature whitetails. As part of a renowned trophy hunting area, the farm has been thoughtfully improved for deer and turkey hunting while providing the habitat diversity that serious hunters seek.

The property features a diverse blend of habitat types, creating everything needed to support healthy wildlife populations year-round. Numerous established food plots are strategically positioned throughout the farm to provide dependable food sources, while several brand new Banks blinds and feeders are already in place, offering multiple turnkey hunting setups from the first day of ownership.

Rolling topography, complemented by areas of steeper terrain and scenic rock outcroppings, creates a landscape that is both beautiful and highly functional for wildlife. Timbered ridges and draws naturally guide deer movement, while numerous terrain features form funnels, pinch points, and travel corridors that provide exceptional stand locations throughout the property.

The timber consists of a diverse stand of softwoods, mast-producing hardwoods, and pines, providing abundant hard mast, thermal cover, and excellent year-round habitat. Extensive bedding and security cover allow mature bucks to remain on the property, while the overall diversity of habitat helps support healthy populations of deer, turkey, and other wildlife.

Multiple ponds, along with creeks and numerous feeder streams, provide reliable water sources across the property and further enhance the farm's habitat diversity. Combined with the established food plots and quality cover, these water features create an outstanding environment for wildlife throughout every season.

An interior gravel access road and established trail system provide exceptional access throughout the property, allowing hunters and land managers to reach food plots, stand locations, and other improvements efficiently while minimizing disturbance. Road frontage along two sides of the property, combined with multiple gated entry points, offers excellent access and the flexibility to hunt in a variety of wind conditions.

Whether you're looking for a premier recreational retreat, a large-scale trophy hunting property, or a long-term land investment, this Livingston County farm offers the habitat, improvements, and accessibility needed to enjoy exceptional hunting for years to come.

T1 33.39 AC±

T2 34.41 AC±

T3 36.66 AC±

T4 47.03 AC±

T5 112.4 AC±

T6 41.01 AC±

T7 46.72 AC±

Taxes: TBD
Lease Status: No leases
Possession: At closing
Survey needed?: Buyer and seller will split survey costs where needed.
Brief Legal: To be determined by survey
PIDs: To be determined by survey
Lat/Lon: 37.2414, -88.2916
Zip Code: 42028

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

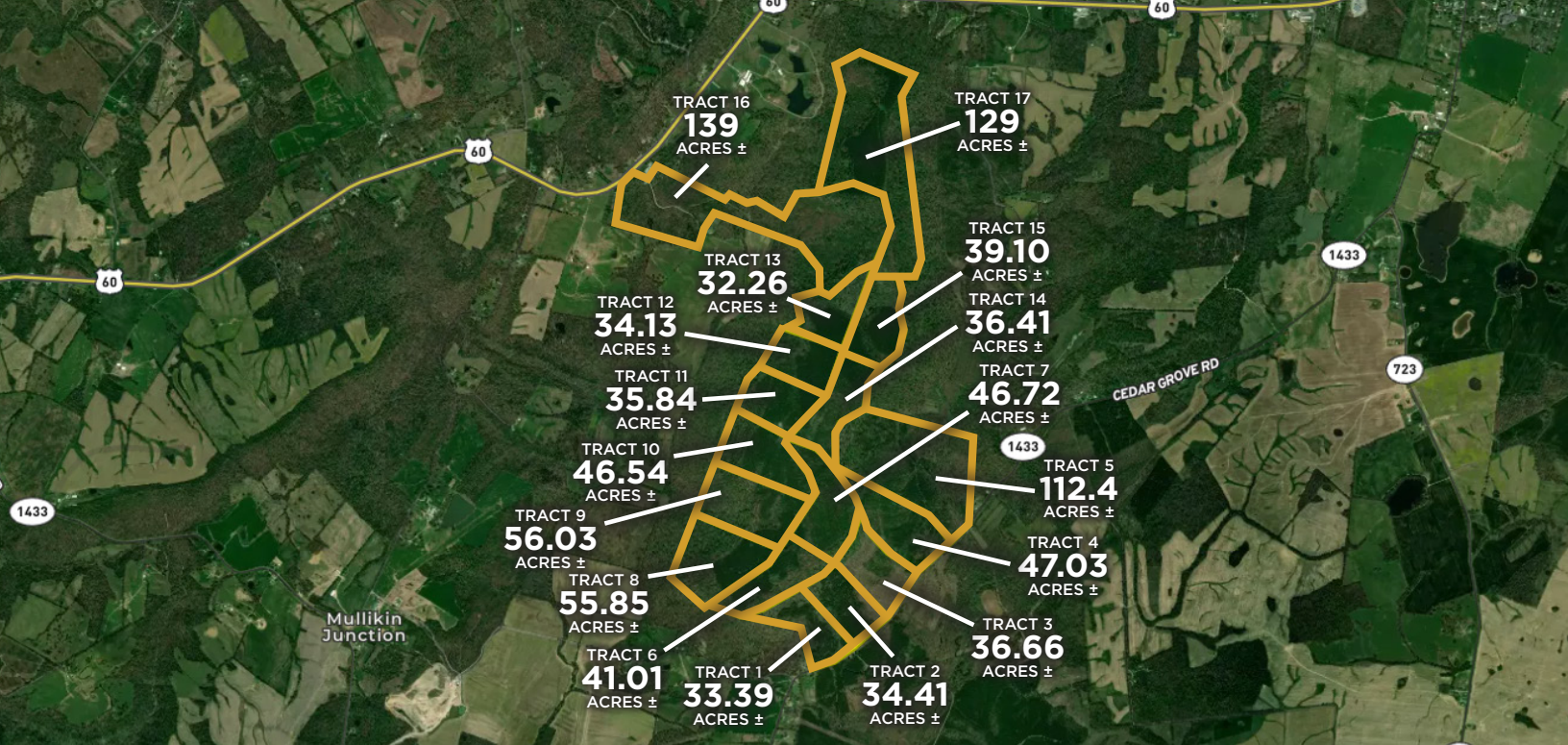
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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (237494) | Debbie Laux, Ranch & Farm Auctions, Kentucky Broker License # 247145 | Derek Fisher, Whitetail Properties Real Estate, KY Broker License #265593 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Mark Williams, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.439.8021 | Justin Mason, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.439.8019 | Cody Lowderman, KY Auctioneer, RP 3502



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T8 55.85 AC±

T9 56.03 AC±

T10 46.54 AC±

T11 35.84 AC±

T12 34.13 AC±

T13 32.26 AC±

T14 36.41 AC±

T15 39.10 AC±

T16 139 AC±

T17 129 AC±

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