LAND AUCTION

230.88 AC± | 5 TRACTS | CRITTENDEN CO, KY

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/18/26 **AUCTION TIME:** 10 AM CT

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

PROPERTY PREVIEW: BY APPOINTMENT ONLY

Located in Crittenden County, Kentucky, this diverse hunting tract offers an outstanding combination of open ground, timbered ridges, creek bottom habitat, and extensive frontage along Livingston Creek. With approximately 54± acres of open ground, over two miles of creek frontage, abundant deer sign, and a well-rounded mix of feeding, bedding, and travel habitat, the property offers an appealing setup for deer and turkey hunting. Established access, potential building locations, and utilities available along the road frontage add to its versatility.

The property features rolling topography that transitions into creek bottom terrain along Livingston Creek. Approximately 54± acres of open ground are distributed throughout the tract, providing excellent opportunities for establishing food plots and developing a strategic feeding program. Portions of the open acreage also offer potential for row crop production, adding another possible agricultural use to the property. The combination of open ground and surrounding timber creates extensive edge and transition cover throughout the farm. These habitat changes provide natural travel areas for wildlife moving between feeding locations, bedding cover, and the creek bottoms. With multiple opportunities for food plot development, the property offers flexibility for creating destination feeding areas, smaller interior plots, and additional food sources positioned around natural deer movement patterns.

One of the most significant features of this property is its extensive frontage along Livingston Creek. With over two miles of creek frontage, this waterway is a major component of the farm's hunting layout. Livingston Creek serves as an important rut travel corridor, providing a natural route for bucks moving through the surrounding habitat during the breeding season.

With its combination of creek bottom terrain, rolling timbered ridges, extensive open ground, dense bedding cover, and established access, this Crittenden County tract offers the habitat diversity sought by serious whitetail hunters. The ability to develop additional food plots, explore row crop opportunities, and utilize the property's natural travel corridors provides numerous possibilities for future habitat management. The property's over two miles of Livingston Creek frontage is a defining feature, creating an extensive wildlife travel corridor through a diverse landscape. Combined with approximately 54± acres of open ground, abundant deer sign, timbered habitat, multiple funnels and pinch points, and build site potential, this farm offers a strong combination of hunting, recreational, and agricultural possibilities in Western Kentucky.

Tract 1 Description: 20.10± Acres

Located in Crittenden County, Kentucky, this timbered hunting tract offers a combination of recreational opportunities, diverse woodland habitat, and potential for a future homesite or hunting cabin. With gently rolling topography, timbered ridges and draws, areas of dense bedding cover, and abundant deer sign, the property provides an appealing setting for whitetail hunting and outdoor recreation. An existing gravel driveway, approximately 600 feet of road frontage, and utilities available along the road add to the property's versatility. The landscape features gently rolling topography with timbered ridges and draws that create natural travel routes throughout the property. These terrain features provide a variety of locations for scouting and stand placement while offering the kind of wooded habitat commonly associated with Western Kentucky whitetail hunting.

Tract 2 Description: 19.36± Acres

Located in Crittenden County, Kentucky, this timbered hunting tract offers a combination of recreational opportunities, diverse woodland habitat, and potential for a future homesite or hunting cabin. With gently rolling topography, timbered ridges and draws, abundant deer sign, and areas of dense bedding cover, the property provides an appealing setting for whitetail hunting and outdoor recreation. Approximately 1,800 feet of road frontage, utilities available along the road, and an existing power line right-of-way with food plot potential add to the property's versatility. The landscape features gently rolling topography with timbered ridges and draws that create natural travel routes throughout the tract. These terrain features provide opportunities for scouting, stand placement, and identifying deer movement patterns. The varied landscape offers a combination of wooded habitat and natural transitions that can be incorporated into a hunting strategy.

Tract 3 Description: 2.75± Acres

Located in Crittenden County, Kentucky, this timbered hunting tract offers an appealing combination of recreational opportunities, diverse woodland habitat, and potential for a future homesite or hunting cabin. With rolling topography, timbered ridges and draws, abundant deer sign, and areas of dense bedding and security cover, the property provides a solid foundation for whitetail hunting and outdoor recreation. Approximately 1,300 feet of road frontage and utilities available along the road add to the property's versatility. The landscape features rolling topography with timbered ridges and draws that create natural travel routes throughout the property. These terrain features provide opportunities for scouting and strategic stand placement while offering a variety of wooded settings across the tract. The changes in elevation and terrain create natural transitions that can influence deer movement between different areas of the property.

Tract 4 Description: 103.25± Acres

Located in Crittenden County, Kentucky, this diverse hunting tract offers an excellent combination of open ground, timbered ridges, creek bottom habitat, and extensive frontage along Livingston Creek. With approximately 24± acres of open ground, over a mile of creek frontage, abundant deer sign, and a well-balanced mix of feeding, bedding, and travel habitat, the property offers an appealing setup for deer and turkey hunting. Rolling topography, natural funnels and pinch points, and an established access system further enhance the recreational opportunities found throughout the tract. The property features rolling terrain that transitions into creek bottoms along Livingston Creek. Approximately 24± acres of open ground provide excellent opportunities for establishing food plots and developing a strategic feeding program. Portions of this acreage also offer potential for row crop production, adding another possible use to the property while contributing to the overall wildlife habitat. The combination of open ground and surrounding timber creates extensive edge and transition cover throughout the farm. These habitat changes provide natural travel areas for wildlife moving between feeding locations, bedding cover, and the creek bottoms. With multiple opportunities for food plot development, a new owner could establish a combination of larger feeding areas and smaller, strategically positioned plots to complement the property's existing habitat. Tracts 4 and 5 are accessed by an unmaintained county road.

Tract 5 Description: 84.42± Acres

Located in Crittenden County, Kentucky, this diverse hunting tract offers an excellent combination of open ground, timbered ridges, creek bottom habitat, and extensive frontage along Livingston Creek. With approximately 30± acres of open ground, over a mile of creek frontage, abundant deer sign, and a well-rounded blend of feeding, bedding, and travel habitat, the property provides an appealing setup for deer and turkey hunting. Rolling topography, natural funnels and pinch points, and an established access system further enhance the recreational opportunities found throughout the tract. The property features rolling terrain that transitions into creek bottoms along Livingston Creek. Approximately 30± acres of open ground provide excellent opportunities for establishing food plots and developing a strategic feeding program. Portions of this acreage also offer potential for row crop production, adding another possible agricultural use while contributing to the property's overall wildlife habitat. The distribution of open ground creates opportunities to develop feeding areas that complement the surrounding timber and security cover. Extensive edge and transition habitat is found where the open acreage meets the surrounding timber. These areas provide natural travel routes for wildlife moving between feeding locations, bedding cover, and the creek bottoms. The combination of open fields, wooded edges, and thicker cover offers flexibility for future food plot development, including opportunities for larger destination plots and smaller feeding areas positioned near natural deer movement corridors. Tracts 4 and 5 are accessed by an unmaintained county road.

BUYERS PREMIUM: 10%
TAXES: Prorated to date of close
TENANCY: Open tenancy
RENTS: No Rents
MINERALS: Seller-owned rights will convey
CLOSING COSTS: Seller to pay transfer tax and deed prep. Buyer pays closing fee, title expense, and recording fees
CLOSING DATE: On or before 30 days from seller acceptance
DOWN PAYMENT: 10%
POSSESSION DATE: At closing
SURVEY: Survey being done prior to sale at Seller's expense
SELLER: Estate of Connie Polston
SALE ORDER: By the acre
SALE METHOD: Sells Subject to seller acceptance

Taxes:	Total on all tracts $1052.27
Lease Status:	Open Tenancy
Possession:	Immediate possession
Survey:	Survey being done prior to sale at Seller's expense
Brief Legal:	1020 Owens Road, Marion, Crittenden County, Kentucky
PIDs:	027-00-00-011.00, 027-00-00-014.00 and 027-00-00-014.01
Lat/Lon:	37.13160, -88.18095
Zip Code:	42064

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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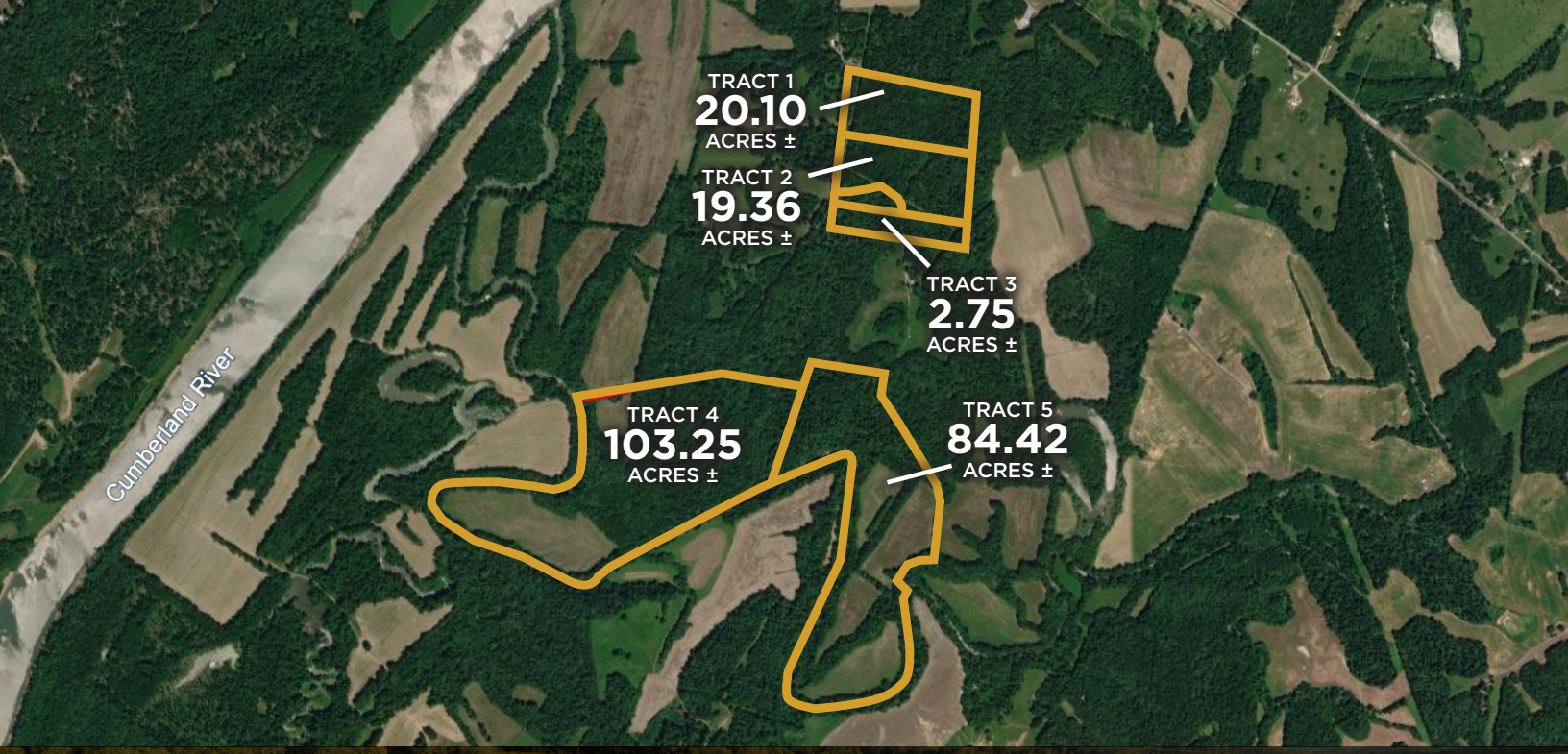
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (237494) | Debbie Laux, Ranch & Farm Auctions, Kentucky Broker License # 247145 | Derek Fisher, Whitetail Properties Real Estate, KY Broker License #265593 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Mark Williams, Kentucky Land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



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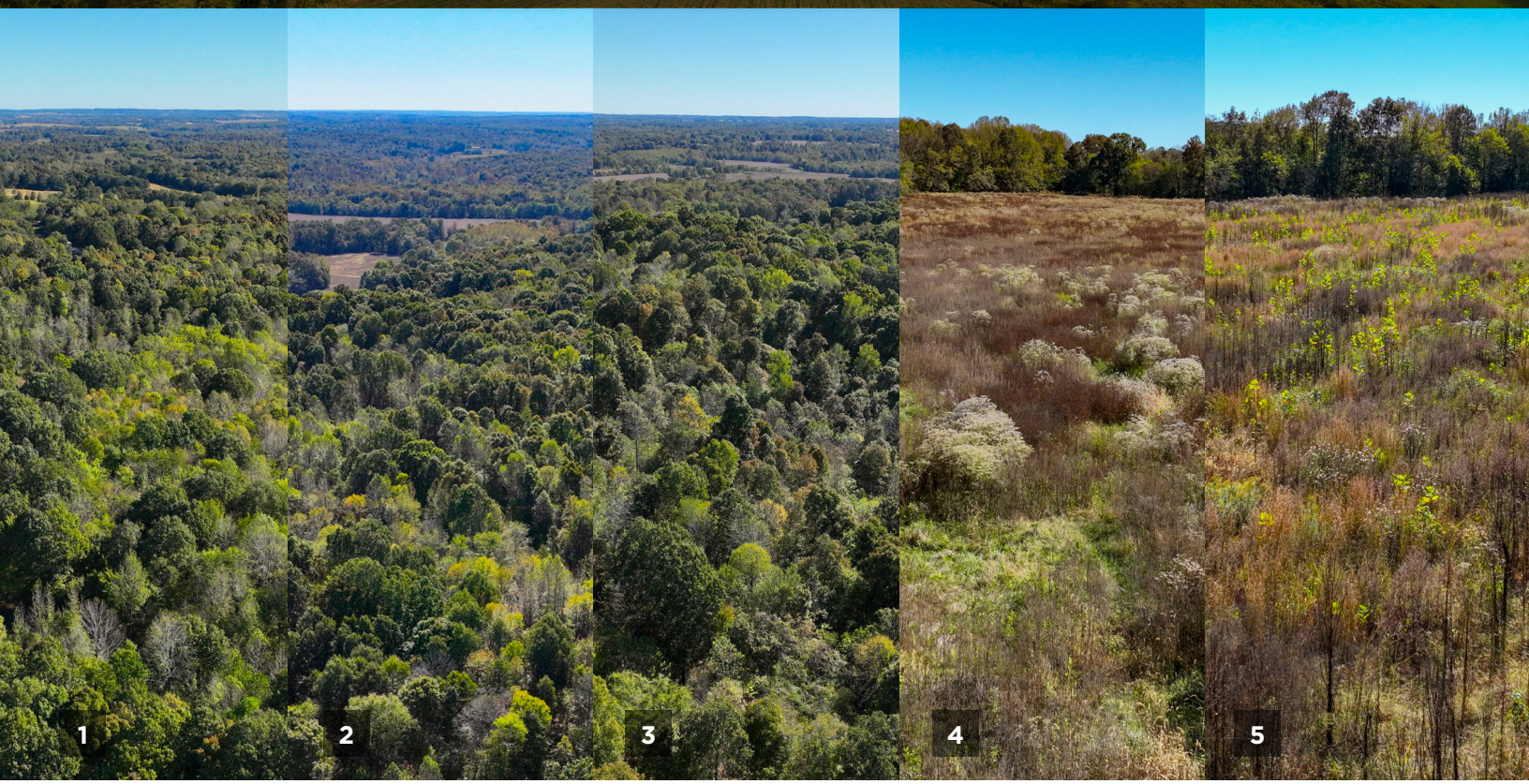

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