

# LAND AUCTION



## 287 AC± | 1 TRACT | MORGAN CO, KY

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 6/3/25 | **AUCTION TIME:** 11 AM ET

**AUCTION HELD AT:** WOODSBEND WEDDINGS & EVENTS  
6424 STATE HWY 705, WEST LIBERTY, KY 41472

Welcome to this beautiful turn-key cattle farm on a sprawling 287± acres of fertile land in picturesque Morgan County. Nestled in the foothills of the Appalachian Mountains, this property boasts a fully operational, currently active cattle farm, offering a harmonious blend of modern amenities, picturesque landscapes, and a generous income-producing operation. The heart of this agricultural haven is its well-positioned, efficient infrastructure. Multiple feed barn areas and lots, a well-equipped barn for working the cattle with chutes, corrals, head gates, and various lots ensure seamless cattle management. Additional features include grain bins, equipment storage sheds, and an enormous 60x200 steel girder multi-use shed, which sits on and is surrounded by 4+ inches of thick pavement to make all operations more efficient and clean. The property is almost entirely fenced along the boundary and has multiple internal lots for rotational purposes. Convenience meets functionality regarding the structures with full electric service and water provided via an on-site drilled well, ensuring smooth farm operation. All the while staying connected effortlessly with on-site WIFI. Moving out into the beautiful rolling land, nature's masterpiece becomes apparent and unfolds along the 2.5 miles of Licking River frontage, providing a serene backdrop for this property. Seven ponds scattered about the property, five spring-fed, enhance the pastoral charm and offer sustenance to the land and livestock operation. Approximately 150 acres are dedicated to lush pasture or making hay, accentuating the property's versatility and return on investment. Access points are strategically positioned for convenience and flexibility. The west side boasts blacktop road frontage along Hwy 460, where you cross the river. In contrast, the southeast side offers accessibility via a county gravel road and a gorgeous, peaceful road back through the property to the west section. Whether you prefer the paved highway or the rustic charm of a gravel road, both options provide entry to this phenomenal farming operation. For those with an eye on the future and looking to maximize return on investment, the property features a solid timber value in its forested areas that could be taken now or allowed to continue to mature and increase with time. As a bonus, outdoor enthusiasts will revel in the excellent hunting prospects, with a strong population of deer and turkey calling this property home. As if this weren't enough, the landscape offers several idyllic locations for building that dream home. Breathtaking views unfold in every direction in the higher elevations, promising a life surrounded by quiet and peaceful natural beauty. Embrace the tranquility and charm of rural living on this enchanting property, or allow it to continue to generate a robust and steady flow through farming operations. In fact, you wouldn't have to choose, you could do both!! The options are here waiting; it depends on what you want to do with it! Call me, and let's see if this is what you've been searching for.



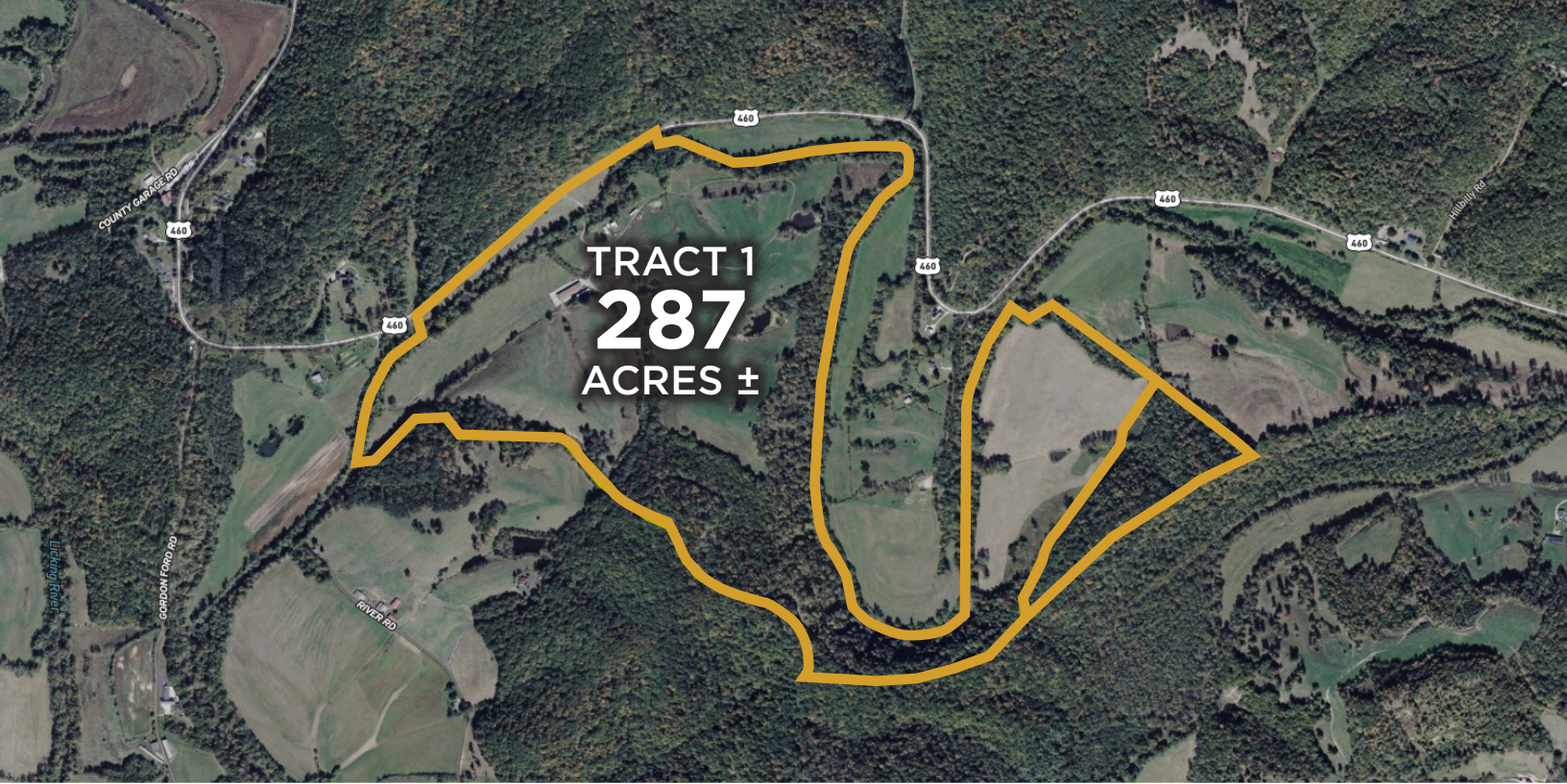
|                           |  |
|---------------------------|--|
| <b>Deeded Acres:</b>      | 287± acres   |
| <b>CRP Acres/payment:</b> | No CRP acres   |
| <b>Taxes:</b>             | \$1,227.20   |
| <b>Lease Status:</b>      | Open Tenancy for 2025 crop year                                  |
| <b>Possession:</b>        | Immediate possession subject to current tenants' rights for 2024 |
| <b>Survey needed?:</b>    | No survey needed   |
| <b>Brief Legal:</b>       | 287± acres Morgan Co, KY 2694 Hwy 460E, West Liberty, KY 41472   |
| <b>PIDs:</b>              | 123-00-00-021.00 and 136-00-00-008.00                            |
| <b>Lat/Lon:</b>           | 37.9001, -83.23031   |
| <b>Zip Code:</b>          | 41472  |

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
GREG MEADE, AGENT: 859.771.7640 | [greg.meade@whitetailproperties.com](mailto:greg.meade@whitetailproperties.com)

**[RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)**

**GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL 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 | Greg Meade, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 859.771.7640 | Cody Lowderman, KY Auctioneer, RP 3502



## 287 AC± | 1 TRACT | MORGAN CO, KY

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 6/3/25 | **AUCTION TIME:** 11 AM ET

**AUCTION HELD AT:** WOODSBEND WEDDINGS & EVENTS  
6424 STATE HWY 705, WEST LIBERTY, KY 41472



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
GREG MEADE, AGENT: 859.771.7640 | [greg.meade@whitetailproperties.com](mailto:greg.meade@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

**GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL 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 | Greg Meade, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 859.771.7640 | Cody Lowderman, KY Auctioneer, RP 3502