

LAND AUCTION



168.17 AC± | 3 TRACTS | CALDWELL CO, KY

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/17/25 | **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: EXTENSION OFFICE
1025 US HWY 62 W, PRINCETON, KY 42445

This expansive hunting tract offers a rare combination of size, history, and amenities, located in a region renowned for its rich hunting traditions. Encompassing 392+/- acres, this property features a unique setup with a 60+/- acre high fence area alongside 332+/- acres of non-fenced land, providing diverse opportunities for game management and hunting experiences. Multiple lodges on the property create an ideal setup for hosting guests or accommodating a large group of hunters. With rolling topography throughout, the landscape is a carefully crafted blend of habitat types, perfectly suited for supporting and harvesting mature whitetails. The property boasts 40+/- tillable acres, strategically placed food plots, and a variety of natural cover. Timbered ridges, draws, and areas of select-cut timber provide natural movement corridors, while dense bedding and security cover offer ideal conditions for deer and turkey. An established road and trail system makes navigation easy across the large expanse, providing access to multiple box blinds and tree stands located in prime hunting spots. The property also includes potential build sites, offering further development opportunities or room to expand existing facilities. Whether you're looking to manage a high-quality whitetail population, host hunting expeditions, or simply enjoy a secluded retreat, this large acreage hunting tract has everything you need.



TRACT 1 DESCRIPTION: 59.99± SURVEYED ACRES

Diverse hunting tract with tillable acreage and prime habitat! This property offers the ideal blend of habitat for serious deer and turkey hunters, with 26+/- acres of tillable land creating extensive edge and transition zones that draw in wildlife. The rolling topography weaves together timbered ridges, draws, and natural travel corridors for seamless movement across the landscape. Large, mast-producing oaks are scattered throughout, along with a network of creeks and feeder streams, adding to the property's robust water sources and year-round appeal. A spacious pond provides a scenic water feature and wildlife watering spot. With 900 feet of road frontage, utilities along the road, and build site potential, this property is versatile and ready for a custom hunting retreat. Hunting blinds and feeders are not included in the sale.

Deeded Acres: 59.99±
Tillable Acres: 26.43+/-
Soil Types: Zanesville Silt Loam, Westmoreland-Dekalb-Gilpin Complex
Soil PI/NCCPI/CSR2: CPI - 43.3
CRP Acres/payment: NO CRP
Taxes: TBD
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession
Survey needed?: Completed
PIDs: 13-2 / 13-26
Lat/Lon: 37.2528 / -88.0066
Zip Code: 42411

TRACT 2 DESCRIPTION: 77.11± SURVEYED ACRES

Mostly tillable investment tract with prime hunting potential! This property combines investment value with an exceptional habitat layout, creating a unique opportunity for both income and recreation. With 48+/- tillable acres, it features the ideal blend of open and wooded spaces for quality deer and turkey hunting. Expansive edge and transition zones, rolling topography, and strategic food plot locations offer prime conditions for wildlife movement and management. Timbered ridges and draws are dotted with mast-producing oaks, while a network of creeks and feeder streams ensures natural water sources throughout. With 830 feet of road frontage, utilities at the roadside, and build-site potential, this tract is perfect for a hunting retreat or rural homestead. Hunting blinds and feeders are not included in the sale.

Deeded Acres: 77.11±
Tillable Acres: 48.5+/-
Soil Types: Zanesville Silt Loam, Blackford Silt Loam
Soil PI/NCCPI/CSR2: CPI - 48.0
CRP Acres/payment: NO CRP
Taxes: TBD
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession
Survey needed?: Completed
PIDs: 13-2 / 13-26
Lat/Lon: 37.2443 / -88.0068
Zip Code: 42411

TRACT 3 DESCRIPTION: 31.07± SURVEYED ACRES

Diverse hunting tract with tillable acreage and ideal habitat! This property offers a harmonious mix of tillable land and prime hunting habitat, making it a versatile option for both recreation and investment. With 10+/- acres of open tillable ground, the tract provides excellent edge cover and transition zones for attracting wildlife. Rolling topography shapes timbered ridges and draws, while clusters of oaks add valuable mast production, drawing in both deer and turkey. A creek and feeder streams wind through the land, supplying year-round water sources and enhancing the natural layout for food plots. With 1,100 feet of road frontage, utilities available along the boundary, and excellent build-site potential, this tract is well-suited for a hunting retreat or a rural homestead. Hunting blinds and feeders are not included in the sale.

Deeded Acres: 31.07+/-
Tillable Acres: 10.34+/-
Soil Types: Zanesville Silt Loam
Soil PI/NCCPI/CSR2: CPI - 46.11
CRP Acres/payment: NO CRP
Taxes: TBD
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession
Survey needed?: Completed
PIDs: 13-2 / 13-26
Lat/Lon: 37.2483 / -87.9969
Zip Code: 42411

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM
GO TO 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 | 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

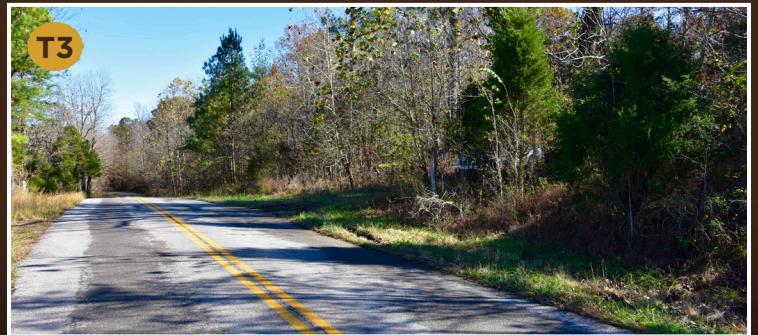
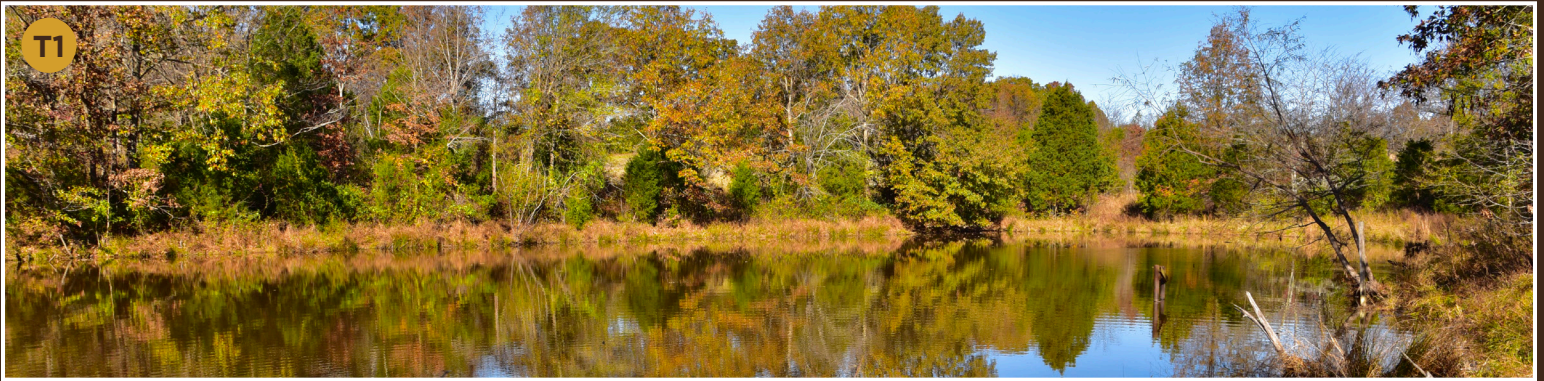


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