

LAND AUCTION



86.689 AC± | 3 TRACTS | MUHLENBERG CO, KY

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/17/25 | **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: MUHLENBERG CO AG CENTER
3705 STATE ROUTE 1380, POWDERLY, KY 42367

EXCEPTIONAL AGRICULTURAL OPPORTUNITY

This property is a rare find, combining a third-generation working grain and tobacco farm with all the infrastructure and acreage needed for a highly productive agricultural operation. Spanning 86± acres, it features tiled fields with an excellent production history, ensuring consistent yields and strong income potential. The land is easily accessible via a gravel road with multiple entry points, making it efficient for farm equipment and daily operations. At the heart of the property lies an impressive operations hub, equipped with two new 30,000-pound grain bins, a 120'x100' shop, a 40'x60' shop, a 108'x54' barn, and an 80'x32' tobacco barn. These facilities provide ample space for storage, equipment maintenance, and farming operations. A spacious gravel parking area offers plenty of room for grain trucks and heavy machinery, while utilities are already established on-site for convenience. Additional features include a 1.6± acre stocked pond, providing both recreational opportunities and a water source, as well as an ideal build site for a home or additional infrastructure. With 350 feet of road frontage along Leighs Chapel Road, this farm is easily accessible and ready to continue its legacy of agricultural excellence.



TRACT 1 DESCRIPTION: 13.052± ACRES

This exceptional farming operations hub offers a rare opportunity to own part of a third-generation working grain and tobacco farm thoughtfully designed to support modern agricultural pursuits. The property is equipped with state-of-the-art infrastructure, including two new 30,000-pound grain bins and a massive 120'x100' shop, providing ample space for large-scale equipment storage and maintenance. Additional structures include a 40'x60' shop, a 108'x54' barn, and an 80'x32' tobacco barn, each tailored to meet the diverse needs of a productive farming operation. A gravel access road with multiple entry points ensures convenient logistics, complemented by spacious gravel parking areas capable of accommodating grain trucks and farm equipment with ease. Utilities are already established on-site, simplifying the setup for various agricultural or residential projects. The property also features 2.25± acres of tillable ground and a 1.6± acre stocked pond, offering opportunities for irrigation, livestock watering, or recreational fishing. An ideal build site with 350 feet of road frontage along Leighs Chapel Road provides the perfect location for constructing a home or additional facilities. Additionally, the adjoining 53.778± acre and 19.859± acre tillable tracts are available for purchase, offering the potential to expand your operation or diversify your investment. This hub combines rich farming heritage with modern functionality, making it a prime choice for agricultural operations or as a foundation for a thriving rural lifestyle.

TRACT 2 DESCRIPTION: 53.778± ACRES

This tillable investment tract offers a prime opportunity to own part of a third-generation working grain and tobacco farm renowned for its productive and well-maintained farmland. The

property features 48.5± tillable acres, with tiled fields that boast an excellent production history, making it a valuable asset for agricultural operations or as a long-term investment.

Access is seamless, with a well-maintained gravel road and multiple entry points, ensuring easy maneuverability for farm equipment. The property includes 250 feet of road frontage along Leighs Chapel Road, further enhancing its accessibility and convenience. This tract is part of a larger farming enterprise, and the adjoining 19.859± tillable acres and 13.052± acre operations hub are also available for purchase. These additional offerings provide an exceptional opportunity to expand your farming operations or diversify your investment portfolio. With its rich farming heritage, outstanding production potential, and strategic location, this tract is an excellent choice for both seasoned farmers and savvy investors.

Deeded Acres: 53.778
FSA Farmland Acres: 48.5
Soil Types: Belknap Silt Loam, Zanesville Silt Loam
Soil PI/NCCPI/CSR2: 66.03 NCCPI
CRP Acres/payment: NO CRP
Taxes: TBD
Lease Status: Open Tenancy for 2024 crop year
Possession: Immediate possession subject to current tenants' rights for 2023
Survey needed?: No survey needed
Brief Legal: Part of 86.689 acres described in DB596 P1203 Muhlenberg Co, KY
PIDs: Part of 166-00-00-006.000
Lat/Lon: 37.1432 / -87.1001
Zip Code: 42345

TRACT 3 DESCRIPTION: 19.859± ACRES

This tillable investment tract is a valuable piece of a third-generation grain and tobacco farm, offering 17± tillable acres with tiled fields with an excellent production history. The tract is designed for ease of use and features a gravel access road and convenient entry points for farm equipment, ensuring smooth operations for agricultural activities. This property is part of a larger farming enterprise, with the adjoining 53.778± tillable acres and 13.052± acre operations hub also available for purchase. These neighboring tracts present an excellent opportunity to expand your farming operations or enhance your investment portfolio. With its proven productivity, easy accessibility, and potential for expansion, this tract is a practical and lucrative choice for farmers and investors alike.

Deeded Acres: 19.859
FSA Farmland Acres: 17
Soil Types: Sharon Silt Loam, Zanesville Silt Loam
Soil PI/NCCPI/CSR2: 75.17 NCCPI
CRP Acres/payment: NO CRP
Taxes: TBD
Lease Status: Open Tenancy for 2024 crop year
Possession: Immediate possession subject to current tenants' rights for 2023
Survey needed?: No survey needed
Brief Legal: 86.689 acres described in DB596 P1203 Muhlenberg Co, KY
PIDs: Part of 148-00-00-013.000
Lat/Lon: 37.1432 / -87.1001
Zip Code: 42345

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

JUSTIN MASON, AGENT: 618.638.5031 | justin.mason@whitetailproperties.com
MARK WILLIAMS, AGENT: 270.836.0819 | mark.williams@whitetailproperties.com
DAVE SKINNER, AGENT: 270.791.3705 | dave.skinner@whitetailproperties.com

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 Gzdic, Director, Ranch & Farm Auctions, 217.299.0332 | Justin Mason, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 618.638.5031 | Mark Williams, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.836.0819 | Dave Skinner, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.791.3705 | Cody Lowderman, KY Auctioneer, RP 3502



86.689 AC± | 3 TRACTS | MUHLENBERG CO, KY

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

AUCTION DATE: 2/17/25 | **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: MUHLENBERG CO AG CENTER
3705 STATE ROUTE 1380, POWDERLY, KY 42367



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

JUSTIN MASON, AGENT: 618.638.5031 | justin.mason@whitetailproperties.com
MARK WILLIAMS, AGENT: 270.836.0819 | mark.williams@whitetailproperties.com
DAVE SKINNER, AGENT: 270.791.3705 | dave.skinner@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO [RANCHANDFARMAUCTIONS.COM](https://www.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 | Justin Mason, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 618.638.5031 | Mark Williams, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.836.0819 | Dave Skinner, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.791.3705 | Cody Lowderman, KY Auctioneer, RP 3502