

LAND AUCTION



186 AC± | 5 TRACTS | CALDWELL CO, KY

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

AUCTION DATE: 4/24/25 | **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: THE VENUE
126 E CARLISLE ST, MARION, KY 42064

Beautiful Home, Livestock And Hunting Tract

This diverse property is a fully operational livestock farm with a stunning 6BR, 3.5BA home featuring 4,251+/- square feet above grade and an unfinished basement with 2,834+/- square feet. Built in 2014, the home includes an attached 2-car garage (900 square feet), a large yard with plenty of shade trees, and a gravel drive with ample parking.

The property is well-equipped for livestock operations, featuring 90+/- acres of fenced and cross-fenced pasture, a large pond, and multiple gated entry points. An additional 15+/- acres of open ground provides plenty of hay production. Supporting infrastructure includes a top-notch 9,360-square-foot horse barn, built in 2023, with an enclosed 2,160-square-foot concrete floor area, 8 stalls, a tack room, a washroom and a 7,200-square-foot riding arena. Additionally, there is a 5,280-square-foot shop (built in 2014) with two 1,980-square-foot side sheds, concrete floors, water, and electricity, along with two metal buildings (each 1,152 square feet) for storage and livestock needs. The well pumps water to a large holding tank, which supplies water to the home, all buildings, and livestock waterers.

Beyond livestock operations, this property offers excellent hunting opportunities, with 63+/- acres of timber, a mix of softwoods and mast-producing hardwoods, and plenty of bedding/security cover for wildlife. Donaldson Creek runs along the northern border, further enhancing habitat diversity.

With just over 1 mile of total road frontage along multiple sides, multiple entry points, and utilities available along the road, this property provides exceptional build site potential for additional homes, cabins, or hunting camps. Whether you're looking for a working farm, a hunting retreat, or a private estate, this property is turn-key and ready to go!

TRACT 1 DESCRIPTION: 23.67± ACRES

Open Acreage With Tillable And Hunting Potential

This versatile property offers a mix of open ground and timber, making it ideal for farming, hunting, or future development. Currently in hay production, the land also holds potential for tillable acreage. The south end features an established food plot, enhancing the tract's appeal for wildlife and hunting opportunities.

Stephens Branch Creek flows through the property, providing a year-round water source and adding to the natural beauty. The landscape includes timbered ridge sides with a mix of softwoods and mast-producing hardwoods, creating excellent habitat for deer and turkey.

With 1,300 feet of road frontage and adjacency to tillable acreage to the west, this property presents a great opportunity for agricultural use or recreational hunting.

TRACT 2 DESCRIPTION: 28.36± ACRES

Home And Timbered Acreage

This secluded property features a 2BR, 1BA, 784-square-foot home with a covered porch, a detached garage, and a gravel drive with ample parking. The surrounding timbered landscape offers privacy, scenic views, and excellent hunting opportunities.

The land boasts a large timbered ridge, rolling topography, and areas of steeper terrain with rock outcroppings and bluffs. A mix of softwoods and mast-producing hardwoods provides an ideal habitat for wildlife, with plenty of deer signs throughout the property.

With 1 mile of road frontage along three sides and multiple entry points, this tract offers easy access and numerous possibilities, whether you're looking for a private residence, a hunting retreat, or future development potential!

TRACT 3 DESCRIPTION: 14± ACRES

Operational Livestock Tract

This well-equipped livestock property features a top-notch horse barn, built in 2023, with 9,360 square feet of space. The barn includes a 2,160-square-foot section with a concrete floor, 8 stalls, a tack room, a washroom, and a 7,200-square-foot riding arena. With electric and county water already in place, this facility is fully functional for equestrian or livestock operations.

The property offers 11+/- acres of fenced and cross-fenced pasture, providing ample grazing space, along with a pond for water access. An additional 2+/- acres of timber add diversity to the landscape. With 1,500 feet of road frontage along two sides, multiple gated entry points, and a gravel drive with plenty of parking, accessibility is convenient and efficient.

This is an ideal setup for horse enthusiasts, livestock operations, or anyone looking for a turn-key agricultural property!

TRACT 4 DESCRIPTION: 63.3± ACRES

Beautiful Home And Acreage - Fully Operational Livestock Tract

This exceptional property offers a spacious 6-bedroom, 3.5-bath home with 4,251 square feet of above-grade living space and an additional 2,834-square-foot unfinished basement. Built in 2014, the home features an attached 2-car garage (900 square feet), a large yard with mature shade trees, and a gravel driveway with ample parking.

The property is fully equipped for livestock operations with 44+/- acres of fenced and cross-fenced pasture, multiple gates, and 1,400 feet of road frontage. Key infrastructure includes:

- Shop (5,280 square feet) - Includes two side sheds (1,980 square feet each), concrete floors, water, and electric.
- Metal Building 1 (1,152 square feet) - Features electric, concrete floors, and a large water storage tank supplied by a well. The home, buildings, and livestock waters are all fed from this holding tank.
- Metal Building 2 (1,152 square feet) - Designed for livestock use, with electric and concrete floors.

This turn-key livestock property is perfectly set up for farming, ranching, or equestrian operations, with modern amenities, high-quality infrastructure, and plenty of space for expansion!

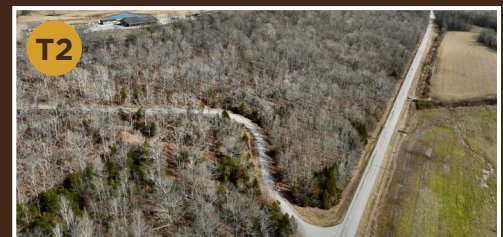
TRACT 5 DESCRIPTION: 46.88± ACRES

Livestock And Hunting Tract

This diverse 46+/- acre property offers a well-established livestock operation with 35+/- acres of fenced and cross-fenced pasture, multiple gates, and a large pond providing a reliable water source. The gently rolling terrain creates an ideal setting for livestock management, while also offering excellent deer and turkey hunting opportunities.

The 11+/- acres of timber feature a mix of softwoods and mast-producing hardwoods, providing natural bedding and cover for wildlife. Donaldson Creek runs along the northern border, further enhancing the habitat diversity and offering scenic water features.

With 1,200 feet of road frontage and multiple entry points, the property offers several potential build sites, making it an excellent option for those looking to establish a farm, homestead, or hunting retreat. Utilities are available along the road frontage, adding to the property's development potential.



Tract #:	All tracts
CRP Acres/payment:	NO CRP
Taxes:	TBD
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession subject to current tenants' rights for 2023
Survey needed?:	No survey needed
Brief Legal:	DB304 page 475 and DB 313 page 67
PIDs:	33-29, 33-28
Lat/Lon:	37.24702, -87.92366
Zip Code:	42411

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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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, 270.439.8019 | Mark Williams, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.439.8021 | Cody Lowderman, KY Auctioneer, RP 3502Cody Lowderman, KY Auctioneer, RP 3502

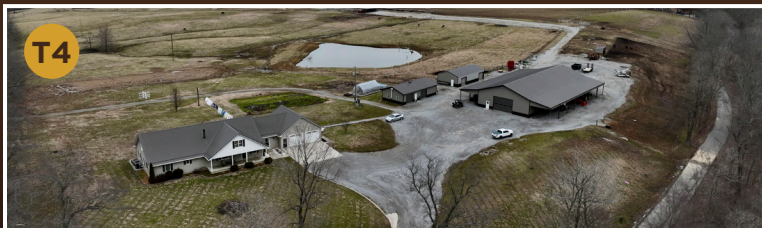
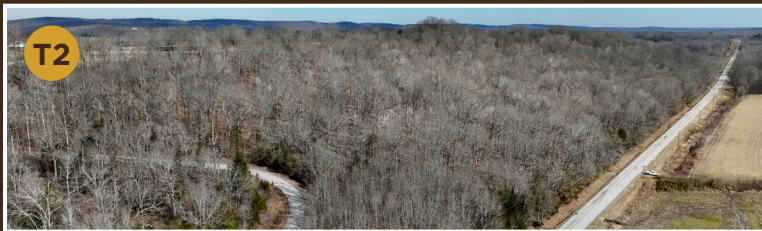


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