

# LAND AUCTION



## 47 AC± | 1 TRACT | WASHINGTON CO, KY

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

**AUCTION DATE:** 9/10/25 **AUCTION TIME:** 5 PM ET

**AUCTION HELD AT:** LINCOLN HOMESTEAD STATE PARK  
5079 LINCOLN PARK RD, SPRINGFIELD, KY 40069

Trophy Whitetail Paradise on 47± Acres – Washington County, KY Welcome to a rare opportunity in the heart of Central Kentucky! This exceptional 47± acre property in Washington County is a true gem for outdoor enthusiasts, investors, and those seeking a private retreat. As you arrive, you're greeted by a secure power gate and a smooth gravel driveway that winds through the property, providing easy access to two very well-maintained manufactured homes—perfect for a family compound, a primary residence with a guest/rental home, or even double rental income potential. The land is a hunter's dream, loaded with trophy whitetail deer and offering a well-established trail system throughout. Whether chasing game or enjoying the peaceful natural setting, the property is turnkey and ready for recreational use. With endless options—live in one home and rent the other, use both as short- or long-term rentals, or build your dream home on this expansive tract—this property doubles as a fantastic hunting haven and a wise investment. Located just a short drive from Harrodsburg and Springfield, KY, you'll enjoy privacy without sacrificing convenience.

### Key Features:

- 47± scenic acres teeming with wildlife
- Two high-quality manufactured homes
- Secure electric gate entry
- Smooth gravel driveway
- Extensive trail system
- Premier trophy whitetail hunting
- Ideal for a family compound, investment or private retreat
- Convenient location near Harrodsburg and Springfield
- Don't miss your chance to own a piece of Kentucky's best hunting and country living.
- Properties like this don't come along often.



<b>Deeded Acres:</b>	47±
<b>Taxes:</b>	\$785.24
<b>Lease Status:</b>	No leases
<b>Possession:</b>	Immediate possession
<b>Survey Needed?:</b>	No survey needed
<b>Brief Legal:</b>	5691 Battle Rd and 5697 Battle Rd, Mackville KY 40040
<b>PIDs:</b>	49-041
<b>Lat/Lon:</b>	37.80786, -85.03697
<b>Zip Code:</b>	40040

### IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

SCOTT KAUFMAN, AGENT: 502.741.3221 | [scott.kaufman@whitetailproperties.com](mailto:scott.kaufman@whitetailproperties.com)

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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 | Scott Kaufman, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 502.741.3221 | Wayne Kaufman, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 502.817.1369 | Cody Lowderman, KY Auctioneer, RP 3502





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