

# LAND AUCTION



## 282 AC± | 9 TRACTS | BUTLER CO, KY

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

**AUCTION DATE:** 11/4/25 | **AUCTION TIME:** 4 PM CT

**AUCTION HELD AT:** ON-SITE, 167 CANEYVILLE RD, ROUNDHILL, KY 42275

**ALL TRACTS SELLING ABSOLUTE TO THE HIGHEST BIDDER. DO NOT MISS YOUR CHANCE!**

For the first time in several generations, the Jones farm in the Round Hill Community of Butler County will be offered for sale at ABSOLUTE auction. 270± acres will be offered in 9 tracts ranging from 4 to 82 acres. This diverse farm has something for everyone. The property features two older farmhouses, barns, multiple ponds, crop ground, pasture, and hunting land. Rolling topography includes flat tillable acres, scenic ridges, and wooded hillsides. Several tracts offer beautiful building sites, while creeks and ponds add both utility and recreational appeal. With tracts sized and priced to fit a wide range of budgets, this is a rare opportunity to bid on land with farming, building, and recreational potential. A new survey is underway to be completed by auction day, so acreages may vary.

### **TRACT 1 DESCRIPTION:**

Located at 167 Caneyville Rd, Round Hill, Butler County, KY. This older 3-bedroom, 1-bath farmhouse sits on 4.69± acres with a partial unfinished basement. The home features a spacious sunroom and is complemented by a detached 1-car garage and an old barn. The open land provides space for horses, gardening, or simply enjoying privacy in the quiet Round Hill community.

### **TRACT 2 DESCRIPTION:**

4.42± acre country property with rolling pasture, two fishing ponds, and a scenic building site. Located in the heart of Round Hill, this tract offers an ideal setting for your dream home or small farm. Combine with Tract 1 for the perfect horse property.

### **TRACT 3 DESCRIPTION:**

Fronting both Highway 70 & Caneyville Rd in Round Hill, Butler County, KY, this 81.92± acre tract offers a well-rounded mix of farmland, timber, and recreational potential in the Round Hill community. Approximately 10 acres of fertile bottomland could easily be returned to production, while additional open areas provide excellent sites for food plots or pasture. The balance of the property is wooded with a diverse stand of native hardwoods, as well as two small ponds, creating prime habitat for deer and turkey.

Big Reedy Creek forms part of the boundary and serves as a major travel corridor for wildlife, adding to the hunting opportunities. The rolling hills, fields, and creek frontage combine to provide all the essentials for quality recreation and land management. Several elevated sites also offer potential building locations for a cabin or country home.

This tract stands on its own as a recreational and hunting destination but can also be combined with Tracts 1 and 2 for an even more versatile farm.

**Deeded Acres:** 81.92  
**FSA Farmland Acres:** 10±  
**Soil Types:** Newark silt loam  
**Soil PI/NCCPI/CSR2:** NCCPI 75  
**CRP Acres/Payment:** No CRP  
**Taxes:** TBD  
**Lease Status:** Open tenancy for 2025  
**Possession:** Immediate possession  
**Survey Needed?:** No survey needed  
**PIDs:** Pt of 122-00-00-014.00  
**Lat/Lon:** 37.2415, -86.43481  
**Zip Code:** 42275

### **TRACT 4 DESCRIPTION:**

Located on Region Rd, Round Hill, Butler County, KY, this 5± acre building site is a mix of open fields and woods plus a small farm pond. Situated on a quiet country road, this tract offers an excellent building location and can be combined with Tracts 5 and 7 for added versatility.

### **TRACT 5 DESCRIPTION:**

Located on Region Rd, Round Hill, Butler County, KY, this 5± acre building site is an even mix of open fields and woods. Situated on a quiet country road, this tract offers an excellent building location and can be combined with Tracts 4, 6 and 7 for added versatility.

### **TRACT 6 DESCRIPTION:**

Tract 6 offers 11± acres with an even mix of field and woods. A beautiful, secluded building site sits well off the road, providing the ultimate in privacy. This tract also combines perfectly with Tracts 5 and 7 to create an outstanding hunting and recreational property.

### **TRACT 7 DESCRIPTION:**

Consists of 64± acres accessed on Jones Road. The property is primarily timber with two larger open fields—one well-suited for a home site and the other ideal for a large food plot. Located in an area known for strong deer and turkey populations, this tract offers excellent hunting potential. Combine with adjoining tracts for an even more versatile property.

### **TRACT 8 DESCRIPTION:**

Tract 8 is 63± acres located at 192 Jones Rd and includes an older 3-bedroom, 1-bath farmhouse with a carport and a new septic system. The home is an excellent option for a hunting cabin or weekend retreat. The property features multiple outbuildings, including a large shop with electric, a garage, a tool shed for tractor storage, and a garden shed. Open areas provide room for a horse, gardening, or food plots, while the balance is mixed hardwood timber. Additional features include two small ponds and a spring. With strong hunting potential and ample improvements already in place, this tract offers versatility and combines especially well with Tract 7.

### **TRACT 9 DESCRIPTION:**

Tract 9 includes 29± acres with approximately 22 acres of tilled, tillable ground under a farm lease through 2031 that generates \$2,500 annually. The balance of the acreage is wooded, offering hunting and recreational opportunities. The property also fronts Big Reedy Creek, adding both scenic appeal and a natural travel corridor for wildlife.

**Deeded Acres:** 29±  
**FSA Farmland Acres:** 22±  
**Soil Types:** Newark silt loam  
**Soil PI/NCCPI/CSR2:** NCCPI 75  
**CRP Acres/Payment:** NO CRP  
**Taxes:** \$108.95  
**Lease Status:** Leased through 2031  
**Possession:** At closing, 2025 crop payments go to the seller  
**Survey Needed?:** No survey needed  
**PIDs:** 122-00-00-036.00  
**Lat/Lon:** 37.2282, -86.4443  
**Zip Code:** 42275

**ABSOLUTE  
AUCTION**

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
DAVE SKINNER, AGENT: 270.791.3705 | [dave.skinner@whitetailproperties.com](mailto:dave.skinner@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 | Dave Skinner, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.791.3705 | Cody Lowderman, KY Auctioneer, RP 3502



# ABSOLUTE AUCTION

TRACT 4  
5  
ACRES ±

TRACT 8  
63  
ACRES ±

TRACT 7  
64  
ACRES ±

TRACT 2  
4.42  
ACRES ±

TRACT 1  
4.69  
ACRES ±

TRACT 5  
5  
ACRES ±

TRACT 6  
11  
ACRES ±

TRACT 9  
29  
ACRES ±

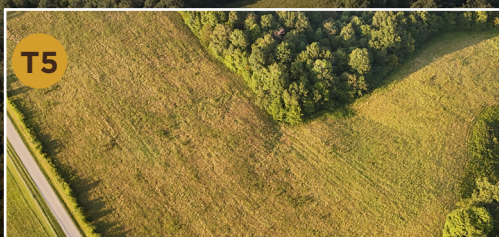
TRACT 3  
81.92  
ACRES ±

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