

LAND AUCTION



588.449 AC± | 7 TRACTS | CRITTENDEN CO, KY

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

AUCTION DATE: 11/5/25 **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: FOHS HALL, 201 N WALKER ST, MARION, KY 42064

This 588.449± acre property in Crittenden County, Kentucky, offers a rare combination of productive farmland, timbered ridges, creeks, and recreational amenities. Central to the tract is a 4-bedroom, 1.5-bath cabin featuring vaulted ceilings, finished wood walls and flooring, a spacious kitchen with ample countertop and cabinet space, a utility room, a covered front porch, and an attached two-bay garage. A gravel drive and parking area provide convenient access, while a 30'x40' shop with electric offers storage and workspace.

A 3.8± acre lake with a dock enhances the property, offering scenic views and recreational opportunities. The property includes 288± acres of tillable land currently planted in corn for the 2025 growing season. Rolling topography and established waterways throughout the tract support soil and water management while creating ideal wildlife habitat. Multiple areas of open ground provide excellent opportunities for food plots, increasing deer and turkey activity.

Timbered ridges and draws encompass the remaining acreage, featuring softwoods, mast-producing hardwoods, and dense security cover that create exceptional bedding and sanctuary areas. Hurricane Creek and Mill Creek traverse the property, offering 4,800 feet and 3,500 feet of frontage, respectively. They act as major wildlife travel corridors and produce natural funnels and pinch points.

With approximately 1.2 miles of road frontage and multiple entry points, the property provides accessibility for farm operations, hunting, or recreational use. This diverse tract combines income potential, productive farmland, quality wildlife habitat, and recreational amenities in a single, versatile property.

TRACT 1 DESCRIPTION: 48± ACRES This 48± acre property offers a great blend of hunting and recreational opportunities with build site potential. A 30'x40' shop with electric provides plenty of storage for equipment and gear. The property has 3± acres of open ground, creating ideal food plot locations to enhance the hunting habitat. The balance of the land is timbered ridges and draws with rolling topography throughout, featuring a mix of softwoods and mast-producing hardwoods. Edge and transition cover create excellent habitat for deer and turkey.

With 1,040 feet of road frontage, utilities available along the road, and electric already established, the tract also offers an ideal location for building a home or hunting cabin. Whether you're looking for a manageable hunting tract or a recreational getaway with infrastructure already in place, this property provides a solid foundation in Crittenden County.

Tracts 1 and 5 are subject to a timber contract that expires on December 31, 2026. All timber proceeds will go to the Buyer.

TRACT 2 DESCRIPTION: 27± ACRES This 27± acre property offers a balance of timber and open ground in a location well-suited for both hunting and building. With 1.29± acres of open ground, there are ideal locations for establishing food plots to enhance wildlife opportunities. The timbered ridges and draws provide rolling topography with a strong mix of softwoods and mast-producing hardwoods, creating excellent cover and forage for deer and turkey. Ample edge and transition cover further boost habitat diversity, making this a solid tract for hunting and recreation.

The property also features 2,200 feet of road frontage with utilities available along the road, making it well-positioned for a future build site. Whether you're looking for a hunting getaway or a smaller acreage tract with long-term potential, this property provides a strong foundation in Crittenden County.

TRACT 3 DESCRIPTION: 27± ACRES This 27± acre property offers a fully timbered hunting tract with a diverse mix of ridges and draws, providing rolling topography and natural cover for wildlife. The property includes softwoods and mast-producing hardwoods, supporting a healthy habitat for deer and turkey. Areas of dense security and bedding cover provide sanctuary for game, while natural funnels and pinch points help concentrate wildlife movement, enhancing hunting opportunities.

The tract also offers potential for a build site, with 930 feet of road frontage and easy access for vehicles, equipment, and future development. This property combines solid hunting habitat with recreational potential in a quiet rural location of Crittenden County.

TRACT 4 DESCRIPTION: 30± ACRES This 30± acre property is a fully timbered hunting tract featuring rolling topography with natural ridges and draws that create diverse habitat for deer and turkey. The mix of softwoods and mast-producing hardwoods provides excellent forage and cover, while areas of dense security and bedding cover offer sanctuary for wildlife. Natural funnels and pinch points throughout the property help concentrate game movement, enhancing hunting opportunities and overall habitat management.

The tract also offers potential for a build site, with 950 feet of road frontage providing easy access for vehicles, equipment, and future development. Whether used as a dedicated hunting property or a recreational retreat with long-term investment potential, this timbered acreage in Crittenden County offers both opportunity and privacy in a rural setting.

TRACT 5 DESCRIPTION: 47± ACRES This 47± acre property is a fully timbered hunting tract offering rolling topography with natural ridges and draws that create ideal habitat for deer and turkey. The mix of softwoods and mast-producing hardwoods provides excellent cover and forage, while areas of dense security and bedding cover offer sanctuary for wildlife. Natural funnels and pinch points throughout the property help concentrate wildlife movement, making it highly functional for hunting and wildlife management.

Hurricane Creek flows through the property, providing a major travel corridor for game and adding to the diversity of habitat. The tract adjoins tillable acreage, increasing the potential for supplemental food sources for deer and turkey. With 1,900 feet of road frontage and additional 2,300 feet along Hurricane Creek, the property offers multiple access points and build site potential for a cabin or recreational retreat.

Tracts 1 and 5 are subject to a timber contract that expires on December 31, 2026. All timber proceeds will go to the Buyer.

This tract combines solid hunting habitat with recreational opportunities and investment potential in a quiet rural setting of Crittenden County, Kentucky.

TRACT 6 DESCRIPTION: 89± ACRES This 89± acre property in Crittenden County, Kentucky, offers a fully diverse hunting experience with a combination of timber, open areas, tillable acreage, and a private lake. At the center of the tract is a 4-bedroom, 1.5-bathroom cabin with

vaulted ceilings, finished wood walls and floors, a spacious kitchen and living area, utility room, and covered front porch. An attached two-bay garage and large gravel parking area provide plenty of space for vehicles and equipment, making it move-in ready from day one.

The property features a 3.8± acre lake with a dock, providing both recreational and wildlife benefits. Thirteen acres of tillable ground can be planted or used for food plots, while open areas throughout the property further enhance wildlife habitat. Rolling topography with timbered ridges and draws creates natural funnels and pinch points that concentrate deer and turkey movement. The mix of softwoods and mast-producing hardwoods offers abundant forage and cover, while dense security and bedding areas provide sanctuary for game.

Hurricane Creek runs through the property, offering a major travel corridor for wildlife and adding to the overall diversity of habitat. With 2,500 feet of creek frontage, multiple access points, and varied terrain, the property is ideal for both hunting and recreation. This tract combines income potential, recreational enjoyment, and turnkey readiness for hunting and outdoor living.

Tracts 6 and 7 have sections subject to a timber contract that expires on December 31, 2026. All timber proceeds will go to the Buyer.

Deeded Acres: 89
FSA Farmland Acres: 13
Soil Types: Frondorf silt loam
Soil PI/NCCPI/CSR2: NCCPI 63.6
CRP Acres/payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey needed?: survey needed
Brief Legal: 560 Guggenheim Rd, Marion, KY, 42064
PIDs: Part of 031-00-00-011.01
Lat/Lon: 37.3833 / -88.1585
Zip Code: 42064

TRACT 7 DESCRIPTION: 320± ACRES This 320± acre property in Crittenden County, Kentucky, offers a combination of tillable acreage, timbered ridges, and wildlife corridors, making it a strong choice for both investment and recreational purposes. The tract includes 275± acres of tillable ground currently planted in corn for the 2025 growing season. Rolling topography and established waterways throughout the property help manage soil and water flow, while providing natural variation that benefits wildlife.

The 45± acres of timber include softwoods and mast-producing hardwoods, offering cover, forage, and sanctuary areas for deer and turkey. Several areas across the property provide ideal locations for food plots, enhancing habitat management potential.

Hurricane Creek and Mill Creek traverse the property, offering 4,800 feet and 3,500 feet of frontage, respectively. These creeks act as major travel corridors for wildlife, creating funnels and pinch points that concentrate game movement. The combination of timber, open ground, and creek corridors creates diverse hunting opportunities.

With generous frontage along both creeks and road access, the tract also provides potential for residential or recreational build sites. The property's mixture of productive farmland and timbered areas ensures versatility for both income production and outdoor enjoyment.

Tracts 6 and 7 have sections subject to a timber contract that expires on December 31, 2026. All timber proceeds will go to the Buyer.

Deeded Acres: 320
FSA Farmland Acres: 275
Soil Types: Zanesville silt loam, Linside silt loam, Nolin silt loam,
Soil PI/NCCPI/CSR2: NCCPI - 63.6
CRP Acres/payment: No CRP
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey needed?: survey needed
Brief Legal: 560 Guggenheim Rd, Marion, KY, 42064
PIDs: Part of 031-00-00-011.01
Lat/Lon: 37.3883 / -88.1506
Zip Code: 42064

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

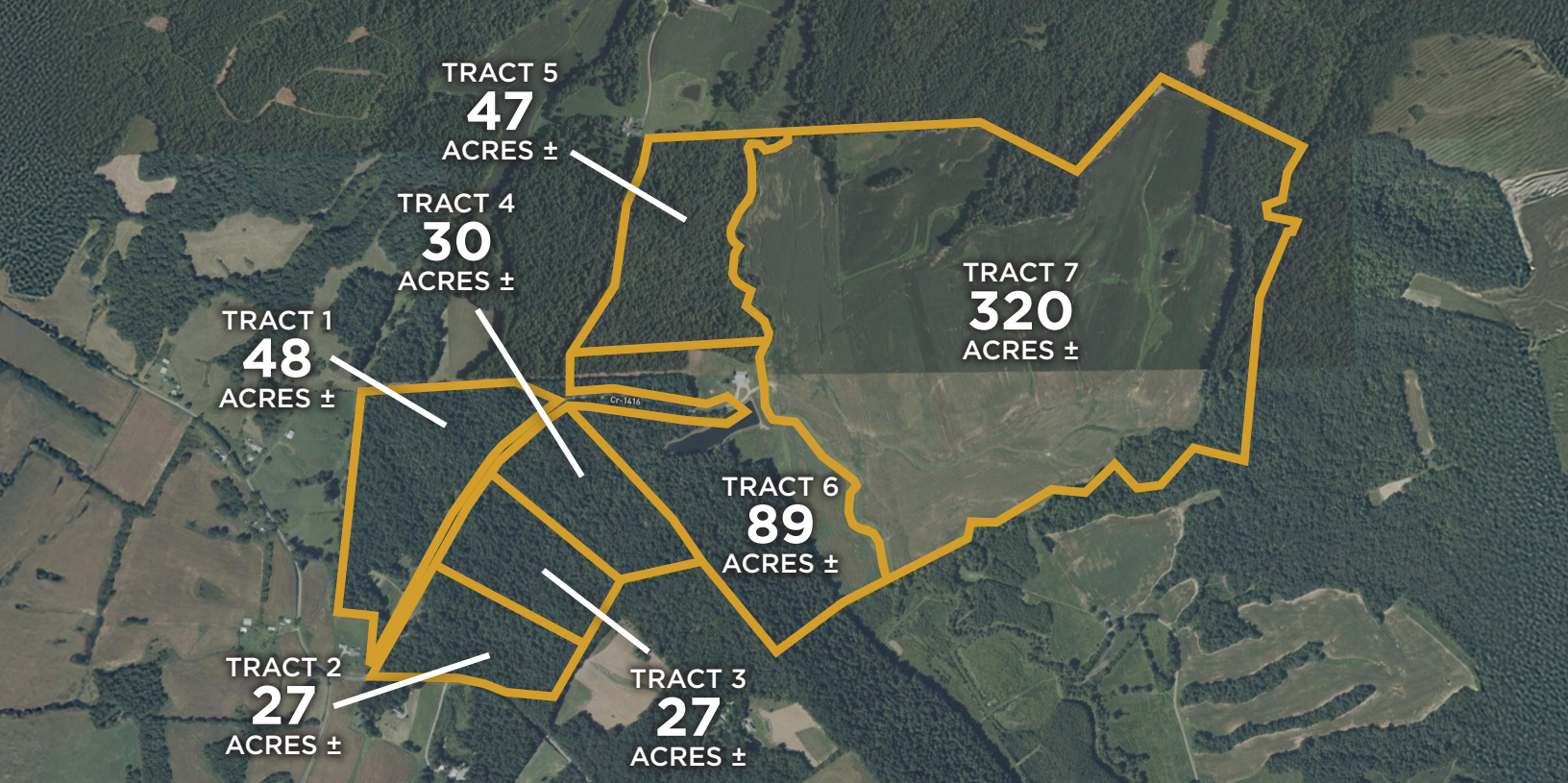
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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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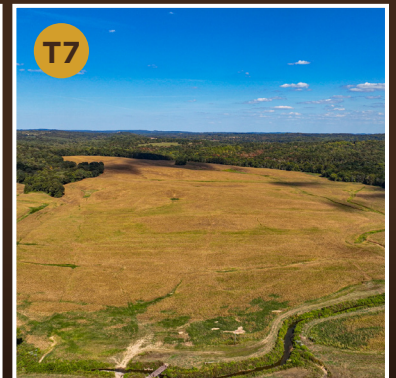
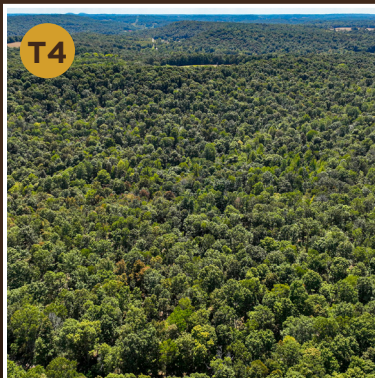


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