

# LAND AUCTION



## 173.0344 AC± | 2 TRACTS | LIVINGSTON CO, KY

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 3/4/26 **AUCTION TIME:** 1 PM CT

**AUCTION HELD AT:** SMITHLAND FIRST BAPTIST ACTIVITY CENTER  
230 N COURT ST, SMITHLAND, KY 42081

This productive tillable farm located in Livingston County, Kentucky, offers a strong combination of quality cropland, recreational opportunity, and an attractive rural homesite. The property includes approximately 120± crop acres, carrying an impressive soil index rating (NCCPI) of 66.58, well above the county average, ranging from 52 to 54, highlighting the farm's productivity and long-term value.

The cropland is divided between two large, efficient fields, separated by a small block of recreational ground that enhances both access and wildlife habitat. With both woods and a small wetland, the property can support both large game and waterfowl. This layout creates an exceptional balance between farming and recreation, with each landscape supporting the other.

The property includes an approximately 1,810 square foot home, a detached 864 square foot three-car garage, and an approximately 1,800 square foot shop, all located near the end of a private, dead-end road, offering privacy and seclusion. The residence is in need of renovation, but the setting and location make the lot well-suited for remodeling or future new construction.

Offered at auction in two tracts, this property provides flexibility for a wide range of buyers.

Adding to the farm's appeal is over 1,000 feet of frontage along the Tennessee River, a rare feature that provides scenic views, natural beauty, and adds to the draw for waterfowl hunting. Whether for income-producing agriculture, recreation, or future improvements, this property offers versatility that is increasingly difficult to find.

### TRACT 1 DESCRIPTION:

Tract 1 features a private homesite located near the end of a quiet, dead-end road, sitting on just over 5 acres. This tract includes an approximately 1,810 square foot residence, a large detached 864 square foot three-car garage, and an approximately 1,800 square foot shop building. While the home requires work, the value of this tract lies in its location and setting, making it well-suited for renovation or a new build.

Surrounded by farmland and rural scenery, the tract offers privacy, minimal traffic, and a peaceful country atmosphere. Whether you are looking for a secluded building lot or a project with upside potential, Tract 1 provides a desirable rural setting with ample room to create something special.

### TRACT 2 DESCRIPTION:

Tract 2 is a quality tillable tract, with 120± acres currently in crop production. The property features a strong soil index rating (NCCPI) of 66.58, well above the county average, typically ranging between 52 and 54, indicative of dependable, productive ground. The tract is laid out in two large, open fields that allow for efficient equipment and easy farming operations. A small block of ground connects the two fields, providing functional access and added versatility with some recreational value, all without hindering the overall tillable acreage.

In addition to its agricultural strengths, the property offers over 1,000 feet of Tennessee River frontage, adding natural drainage benefits, scenic value, and quality habitat that helps attract waterfowl and other wildlife. A slough located within the timbered section connecting the fields further enhances the recreational appeal, providing opportunities for deer, turkey, and waterfowl. Together, these features add meaningful habitat value and visual appeal while preserving the farm's primary function as productive, income-generating cropland.

Whether acquired to expand an existing operation or as a long-term land investment, Tract 2 offers productive soils, an efficient field layout, and added habitat value in a highly desirable river-adjacent setting.



**Deeded Acres:**

TBD by division survey - Advertised acres: 168.0144

**FSA Farmland Acres:** FSA Maps not properly updated

Silt Loam

66.58

N/A

TBD

**Taxes:**

Open Tenancy for 2026 crop year

**Lease Status:**

With deed at closing

**Possession:**

Only if the property is divided

**Survey Needed?:**

752 Bloodworth Road, Smithland,

**Brief Legal:**

Livingston County, Kentucky 42081,

**PIDs:**

PVA Map Number: 057-00-00-032.00

**Lat/Lon:**

37.0693/-88.333

**Zip Code:**

42081

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

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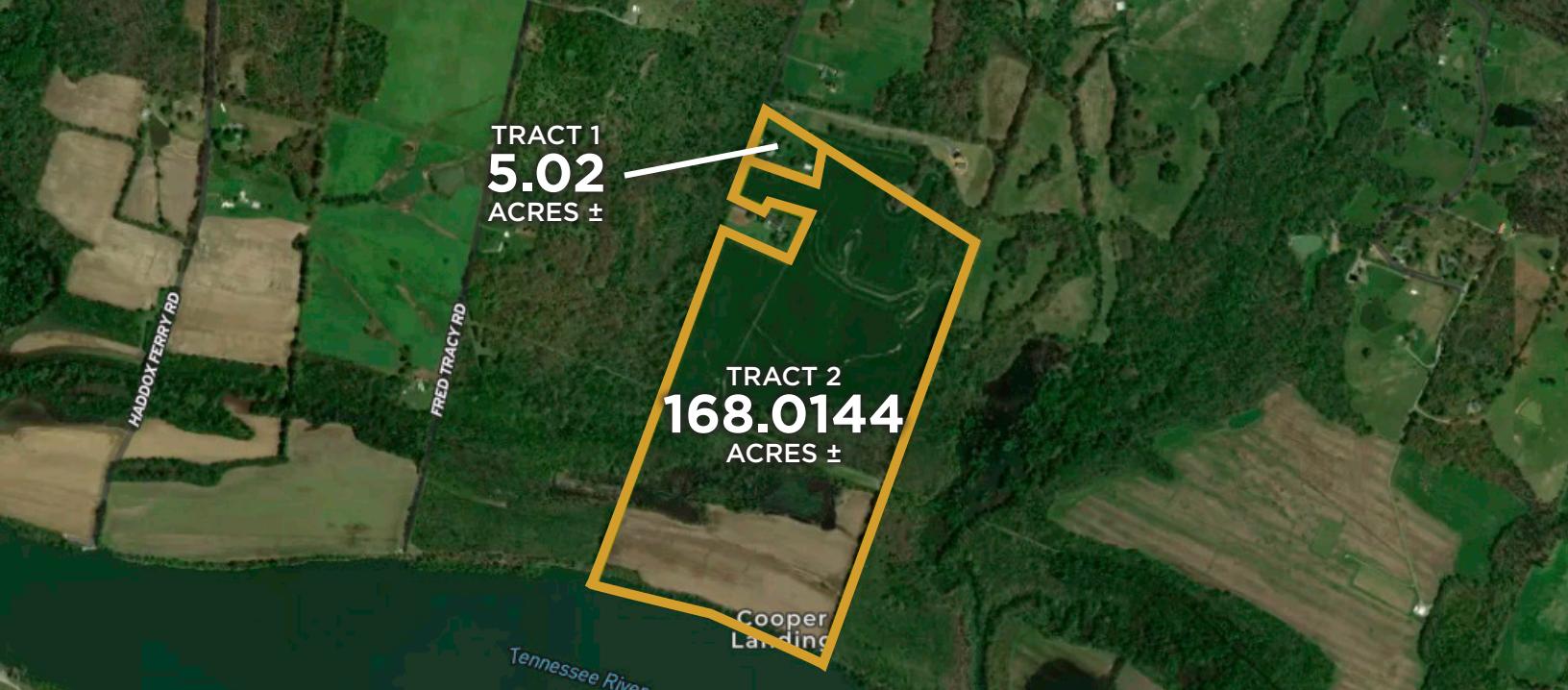
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GO TO [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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