

LAND AUCTION



70 AC± | 1 TRACT | CHRISTIAN CO, KY

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM
AUCTION DATE: 4/17/26 **AUCTION TIME:** 11 AM CT
AUCTION HELD AT: THE BRUCE CONVENTION CENTER
303 CONFERENCE CENTER DR, HOPKINSVILLE, KY 42240

This diverse hunting tract offers a strong blend of tillable acreage, riverfrontage and quality habitat features designed to support deer and turkey hunting. With approximately 20± acres of tillable ground, the property provides excellent opportunities for income production or strategically placed food plots to attract and hold wildlife.

A defining feature of the farm is its impressive 4,100 feet of frontage along the Tradewater River. This natural corridor enhances wildlife movement and adds significant habitat diversity, creating travel routes and seasonal patterns that can be effectively hunted. The combination of riverfrontage and interior terrain provides multiple setup options throughout the season.

Timbered ridges and draws create natural funnels and pinch points, while abundant edge and transition cover strengthen overall huntability. The layout offers several ideal locations for food plots, further enhancing the property's ability to support and hold mature deer.

The property includes a gated entry point for controlled access and privacy. A camper will convey with the sale, offering an immediate base camp setup while planning future improvements. With a suitable build site available, the tract also provides long-term residential or cabin potential.

Located in a QDM neighborhood, this property benefits from like-minded management practices in the surrounding area, helping support strong age structure and overall herd quality.

Whether you're looking for a recreational retreat, a hunting investment, or a future homesite with outstanding habitat features, this tract offers a well-rounded opportunity.



Tract #: 1
Deeded acres: 70± acres
Lease Status: Lease for the 2026 crop year for organic corn farming, generates \$2,500.00 paid in December
Possession: Immediate possession
Survey needed?: No survey needed
Brief Legal: PVA MAP 061-00-00-005.00
Lat/Lon: 37.0668 / -87.5882
Zip Code: 42217



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
DUSTY CLARK, AGENT: 270.439.8022 | dusty.clark@whitetailproperties.com
JUSTIN MASON, AGENT: 270.439.8019 | justin.mason@whitetailproperties.com
MARK WILLIAMS, AGENT: 270.439.8021 | mark.williams@whitetailproperties.com

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GO TO 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 | Dusty Clark, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.439.8022 | 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 3502



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