

LAND AUCTION



281.37 AC± | 6 TRACTS | CALDWELL-CHRISTIAN CO, KY

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/1/26 AUCTION TIME: 5 PM CT

**AUCTION HELD AT: THE BRUCE CONVENTION CENTER
303 CONFERENCE CENTER DR, HOPKINSVILLE, KY 42240**

This 281.37± acre top-tier hunting tract in Caldwell County and Christian County, Kentucky, offers a rare opportunity for hunters seeking a property with a proven history of trophy whitetails. Managed for older age class bucks and a strong turkey population, this diverse property provides unparalleled hunting potential across multiple habitat types. The tract features a dynamic mix of 30± acres of tillable land, numerous established food plots, and 9± acres of successional habitat. Miles of edge and transition zones, along with timbered ridges and draws, create natural funnels and pinch points that consistently hold mature deer. Multiple rock-bottom creeks and wildlife ponds provide reliable water sources and travel corridors for wildlife. Softwoods and mast-producing hardwoods, including abundant oaks, offer dense security and bedding cover, enhancing the property's hunting quality. An established road and trail system ensures easy access throughout, while the tract adjoins additional tillable acreage on multiple sides. Improvements include an established hunting camp with a cabin and storage facility, providing a ready base for recreation or long-term use. With ample road frontage, multiple entry points, and utilities available along the road, there are also ideal locations for building a private hunting estate. This 281.37± acre property combines mature whitetail habitat, diverse terrain, water resources, and functional improvements, making it a true top-tier hunting destination.

TRACT 1 DESCRIPTION: 5± ACRES

This 5± acre tract in Caldwell County, Kentucky, offers an ideal hunting basecamp with build site potential, located within a larger area known for producing trophy whitetails. Whether you're looking for a place to establish a hunting headquarters or build a cabin or home, this property provides both functionality and long-term opportunity. An established hunting camp sits on the property and features a covered front porch along with lean-to storage, creating a practical setup for weekend stays or extended hunting trips. A gravel drive and parking area provide easy access, while approximately 660 feet of road frontage and available utilities add convenience for future improvements. Approximately 1± acre of open ground offers an excellent potential build site, giving buyers flexibility to expand or customize the property to fit their needs. A small wildlife pond adds both aesthetic appeal and a reliable water source for local game. For buyers seeking an affordable entry into a proven big buck area with an established camp, build-ready features, and solid habitat, this tract offers a practical and strategic opportunity.

TRACT 2 DESCRIPTION: 80± ACRES

This 80± acre tract in Caldwell County, Kentucky, is a well-rounded hunting property with a proven history of trophy whitetails and a diverse blend of habitat types designed to support both deer and turkey. The farm has been managed with a focus on older age class bucks and a strong turkey population, making it an attractive option for serious hunters and land investors alike. Approximately 30± acres of tillable ground are spread throughout the property, providing both income potential and ideal locations for food plots. A large rock-bottom creek winds through the property, serving as a major travel corridor for wildlife while providing a consistent water source. A small wildlife pond further enhances habitat diversity and wildlife use. The terrain features timbered ridges and draws that create numerous funnels and pinch points, offering strategic advantages during the rut and throughout the hunting season. The timber consists of softwoods and mast-producing hardwoods, supplying seasonal food sources, while areas of dense security and bedding cover help hold deer on the property. For buyers seeking a manageable acreage with income potential, proven deer history, and a layout conducive to consistently hunting mature bucks, this tract offers an excellent opportunity.

FSA Farmland Acres: 20 ±
Soil Types: Zanesville Silt Loam 6-12% Slope 48.73%, Zanesville Silt Loam 2-6% 44.11%, Westmoreland-Dekalb-Gilpin Complex 7.16%

Soil PI/NCCPI/CSR2: Average 57.53

CRP Acres/payment: NO CRP

Taxes: TBD

Lease Status: Open Tenancy for 2027 crop year

Possession: Immediate possession subject to the current tenant's rights for 2026

Survey needed?: Yes

Brief Legal: 80± acres subject to survey part of Caldwell Co PID 110-11b, part described DB 289/pg 87

PIDs: Pt 110-11B

Lat/Lon: 37.0294, -87.7186

Zip Code: 42445

TRACT 3 DESCRIPTION: 65± ACRES

This 65± acre tract in Caldwell County and Christian County, Kentucky, is a diverse and highly functional hunting property with a proven history of trophy whitetails. Managed with a focus on older age class bucks and a healthy turkey population, the property offers the habitat diversity and layout needed to consistently attract and hold mature game. Approximately 9± acres of native grasses and successional cover provide exceptional bedding and security habitat, creating a strong core area for deer. Several established food plots are already in place, and the abundance of edge

and transition zones throughout the farm enhances wildlife movement and stand placement options. A large rock-bottom creek winds through the property, serving as a major travel corridor and reliable water source. Combined with rolling topography, timbered ridges, and draws, the terrain naturally creates numerous funnels and pinch points that are ideal for intercepting mature bucks during the rut. The property adjoins tillable acreage, further enhancing its ability to attract and sustain wildlife. For hunters seeking a manageable tract with a strong history of big deer, excellent habitat diversity, and a layout designed for success, this property presents a prime opportunity.

TRACT 4 DESCRIPTION: 30± ACRES

This 30± acre timbered hunting tract in Christian County, Kentucky, offers a highly manageable property in an area known for producing trophy whitetails. With a history of management focused on older age class bucks and a strong turkey population, the tract provides an excellent opportunity for hunters seeking a smaller parcel with big potential. The property features rolling timbered ridges and draws that naturally guide wildlife movement and create ideal stand locations. A well-established trail system allows for efficient access throughout the tract, making it easy to hunt different wind directions and navigate the property with minimal disturbance. The timber stand consists of softwoods and mast-producing hardwoods, with a strong presence of oaks that provide a reliable food source during the fall. Areas of dense security and bedding cover are scattered throughout, helping to hold deer on the property and support consistent activity. For buyers looking for an affordable, well-located hunting tract with proven deer history and solid habitat, this property delivers a strong combination of huntability and future potential.

TRACT 5 DESCRIPTION: 75± ACRES

This 75± acre timbered hunting tract located in Caldwell County and Christian County, Kentucky, offers a highly effective layout for consistently hunting mature whitetails. With a proven history of trophy bucks and a management approach focused on older age class deer and a strong turkey population, the property is well-positioned for long-term hunting success. The farm features a centrally located, established food plot that acts as a prime staging area, drawing deer from surrounding bedding cover before heading to adjoining crop fields. This centralized design allows for strategic stand placement and the ability to hunt multiple wind directions while minimizing pressure. The timber stand consists of softwoods and mast-producing hardwoods, providing seasonal food sources, while areas of dense security and bedding cover help hold deer on the property. For buyers seeking a manageable hunting property with a proven track record, a well-thought-out layout, and strong habitat features, this tract presents an excellent opportunity to hunt and manage mature whitetails.

TRACT 6 DESCRIPTION: 25± ACRES

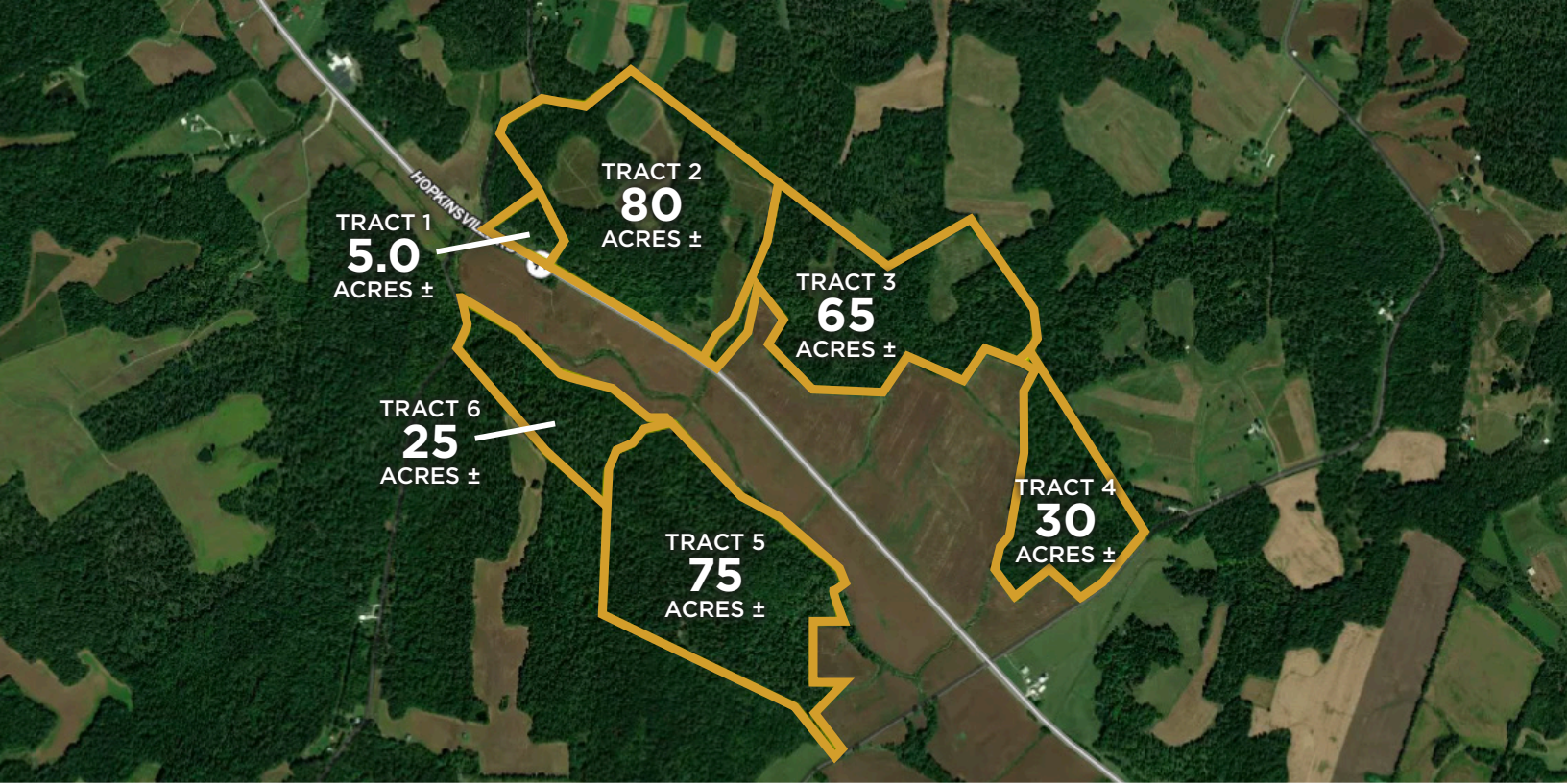
This 25± acre timbered hunting tract in Caldwell County, Kentucky, offers a rare opportunity for hunters seeking a property with a proven history of trophy whitetails. Managed for older age class bucks and a strong turkey population, the tract provides both quality habitat and strategic hunting potential. The property features rolling timbered ridges and draws that naturally funnel wildlife throughout the tract, creating numerous pinch points and travel corridors. Softwoods and mast-producing hardwoods provide seasonal nutrition, while dense security and bedding cover hold deer and turkeys on the property. Frontage along Wallace Fork Creek adds a critical water source and serves as a major rut travel corridor for bucks in the area, enhancing hunting opportunities. This hunting tract is perfectly suited for those looking to hunt and manage trophy whitetails on a manageable, high-quality property with established natural corridors and diverse habitat.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
MARK WILLIAMS, AGENT: 270.439.8021 | mark.williams@whitetailproperties.com
JUSTIN MASON, AGENT: 270.439.8019 | justin.mason@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 | 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 3502Cody Lowderman, KY Auctioneer, RP 3502

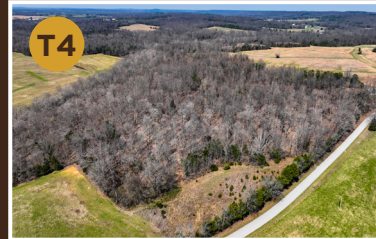
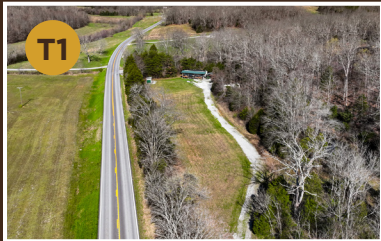


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