

# LAND AUCTION



## 239.27 AC± | 1 TRACT | CRITTENDEN CO, KY

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

**AUCTION DATE:** 4/24/25 | **AUCTION TIME:** 3 PM CT

**AUCTION HELD AT:** THE VENUE

126 E CARLISLE ST, MARION, KY 42064

### Tillable Investment Tract With Prime Hunting Potential

This classic 50/50 blend of tillable and timber offers both strong agricultural income potential and exceptional deer and turkey hunting. Located in an area known for quality whitetails, the property features a diverse habitat mix that supports a thriving wildlife population.

With 115+/- tillable acres, the tract provides steady investment value while maintaining plenty of edge and transition cover to hold deer year-round. The rolling topography, timbered ridges and draws, and a mix of softwoods, mast-producing hardwoods, and pines create ideal food sources and bedding areas.

Strategically placed select-cut timber areas add dense security and bedding cover, further enhancing the property's ability to attract and hold mature bucks. A creek and feeder streams provide a year-round water source, while an established interior access road makes navigating the land easy.

Though secluded with no road frontage, the property is accessible via a deeded easement with utility rights, offering privacy and exclusivity. Whether you're looking for an income-producing investment or a premier hunting retreat, this property checks all the boxes!



**Deeded acres:** 239.27±  
**Soil Types:** Hosmer silt loam, Frondorf silt loam, Lenberg-Frondorf silt loams  
**Soil PI/NCCPI/CSR2:** 42.52 NCCPI  
**CRP Acres/payment:** No CRP  
**Taxes:** \$838.95  
**Lease Status:** Open Tenancy for the 2026 crop year  
**Possession:** Immediate possession subject to current tenant's rights for 2025  
**Survey needed?:** No survey needed  
**Brief Legal:** 239.27± acres Crittenden Co, KY DB 245/page 392  
**PIDs:** 046-00-00-034.02  
**Lat/Lon:** 37.2746 / -88.1142  
**Zip Code:** 42064



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