## LAND AUCTION



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

**AUCTION:** LIVE AND ONLINE AT 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

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**PIDs:** 046-00-00-034.02 **Lat/Lon:** 37.2746 / -88.1142

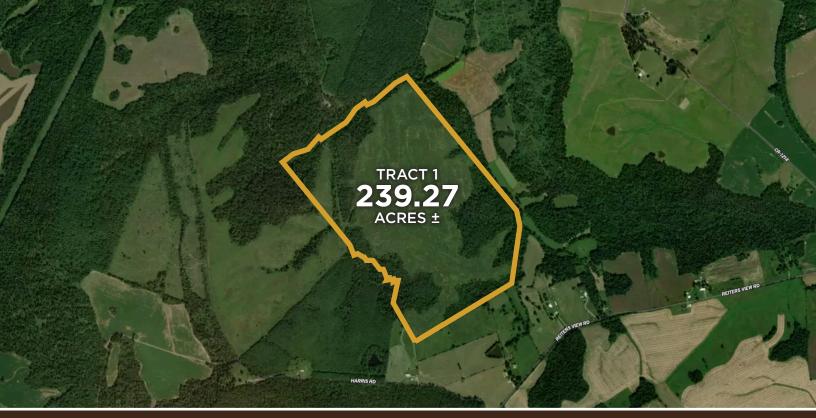
**Zip Code:** 42064



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#### RANCHANDFARMAUCTIONS.COM



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

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