LAND AUCTION



238.34 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: 238.34±

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: 238.34± acres Crittenden Co, KY DB

245/page 392 046-00-00-034

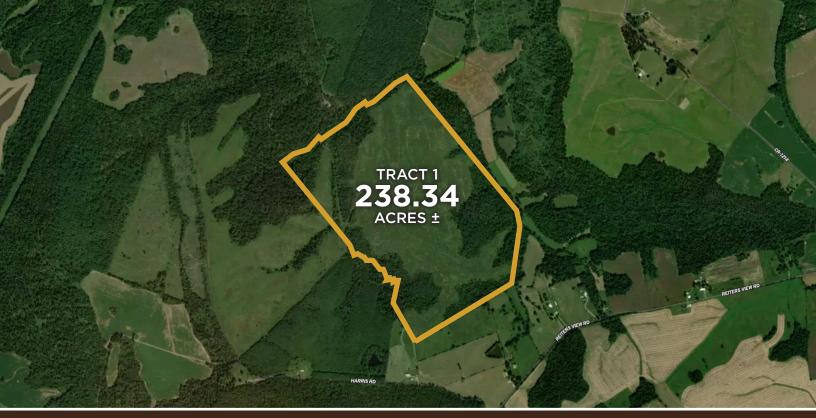
PIDs: 046-00-00-034.02 **Lat/Lon:** 37.2746 / -88.1142

Zip Code: 42064



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RANCHANDFARMAUCTIONS.COM

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