

LAND AUCTION



121.97 AC± | 3 TRACTS | CRITTENDEN CO, KY

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 5/13/25 | **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: THE VENUE

126 E CARLISLE ST, MARION, KY 42064

Country Home on Acreage with Equestrian Facilities & Hunting Opportunities!

This versatile rural property features a spacious home, equestrian facilities and prime hunting habitat, offering the perfect blend of country living, recreation and outdoor adventure. The 3,780 sq. ft., 6-bedroom, 4-bathroom home boasts spacious living, kitchen, and dining areas, custom cabinetry, a main suite, upstairs guest quarters with a living area, an office, laundry, and pantry, and a large basement. A covered front porch provides scenic views, while the attached two-car garage offers convenience. The home is surrounded by a large shaded yard, multiple outbuildings, and a pond, creating a peaceful and functional homestead. Equestrian enthusiasts will appreciate the 40'x80' horse barn equipped with 10 stalls, a tack and equipment room, a kitchenette, an upstairs loft and a bathroom. The barn includes covered paddocks, fencing, cross-fencing, and designated pasture and training areas, making it a turnkey setup for horse owners. A large gravel parking area ensures ample space for trailers and equipment. For outdoor enthusiasts and hunters, this property offers timbered ridges and draws, softwoods and mast-producing hardwoods with plenty of oaks, and dense security and bedding cover. A rock-bottom creek, multiple ponds and established food plots create ideal conditions for deer and turkey hunting. The rolling topography and an established trail system make navigating the land effortless. With over 1,000 feet of road frontage, an ideal build site, and utilities available, this remarkable property presents an unmatched opportunity for those seeking country living with equestrian amenities, hunting land, and room to grow.

TRACT 1 DESCRIPTION: 57± ACRES

Diverse Hunting Tract!

This versatile hunting property offers the perfect blend of habitat types for deer and turkey hunting! With 13+/- acres of open ground, the tract provides ideal locations for food plots, maximizing the land's hunting potential. The abundant edge and transition cover, combined with rolling topography, timbered ridges, and draws, creates exceptional wildlife habitat.

The mature softwoods and mast-producing hardwoods, featuring plenty of oaks, offer excellent food sources for wildlife, while areas of dense security and bedding cover ensure a strong whitetail presence. Plenty of deer sign are evident throughout the property, reinforcing its reputation as a prime hunting tract. An established trail system allows for easy navigation and access to key hunting locations. With 1,000 feet of road frontage, an ideal build site and utilities available along the road, this property is well-suited for both recreation and potential development.

An ideal blend of habitat types for deer & turkey hunting.

13+/- acres of open ground.

Ideal locations for food plots.

Lots of edge & transition cover.

Rolling topography throughout.

Timbered ridges & draws.

Softwoods & mast-producing hardwoods with lots of oaks.

Areas of dense security & bedding cover.

Plenty of deer sign.

Established trail system.

1000 ft. of road frontage.

Ideal build site.

Utilities are available along the road frontage.

TRACT 2 DESCRIPTION: 56± ACRES

Combo Equestrian & Hunting Tract!

This versatile property is a well-established equestrian facility with excellent deer and turkey hunting opportunities! Featuring a 40'x80' horse barn, the property has 10 stalls, a tack and equipment room, a kitchenette and an upstairs loft with a bathroom. Covered paddocks provide additional shelter, while a large gravel parking area offers ample space for trailers and vehicles. The pasture and training areas are complemented by fencing, cross-fencing and gates, making this an ideal setup for horse enthusiasts. The land also boasts timbered ridges and draws, softwoods and mast-producing hardwoods with plenty of oaks, creating numerous funnels and pinch points for prime hunting. For wildlife and hunting, the property includes several open areas, an established food plot, an extensive trail system and a rock-bottom creek, all of which contribute to strong deer sign and excellent habitat. With minimal road frontage, this secluded and well-equipped property is perfect for equestrian lovers and outdoor enthusiasts alike!

Established Equestrian property with deer & turkey hunting opportunities.

40'x80' horse barn.

10 stalls, tack & equipment room & kitchenette.

Upstairs loft & bathroom.

Covered paddocks.

Large gravel parking area.

Pasture & training areas.

Fencing, cross-fencing & gates.

Timbered ridges & draws.

Softwoods & mast producing hardwoods with lots of oaks.

Numerous funnels & pinch points.

Several open areas & an established food plot.

Established trail system.

Rock bottom creek.

Plenty of deer sign.

Minimal road frontage.

TRACT 3 DESCRIPTION: 14± ACRES

Country Home on Acreage!

This beautiful 6BR, 4BA home offers 3,780 sq. ft. of living space in a quiet rural setting with scenic views and multiple outbuildings. Inside, enjoy spacious living, kitchen, and dining areas, featuring custom cabinets and ample countertop space. The master suite provides comfort and privacy, while upstairs guest rooms, an additional living area, and a basement offer plenty of space for family and guests. The home includes an attached 2-car garage, office, laundry, and pantry rooms, along with covered porches perfect for relaxing. The large yard is shaded by mature trees, with a pond, timbered ridges, and draws adding to the property's charm. With 600 feet of road frontage, a gravel drive and parking area, and multiple workshops and storage buildings, this property is perfect for those seeking country living with modern conveniences.

Beautiful home & outbuildings in a quiet rural area.

3780 S.F., 6BR, 4BA home.

Spacious living, kitchen & dining areas.

Custom cabinets & plenty of countertop space.

Master bed & bath.

Upstairs guest bedrooms, bath & living area.

Office, laundry & pantry rooms.

Large basement.

Attached 2-car garage.

Covered porches with scenic views.

Gravel drive & parking area.

Multiple outbuildings & workshops.

Large yard with plenty of shade trees.

Pond.

Timbered ridges & draws.

600 ft. of road frontage.



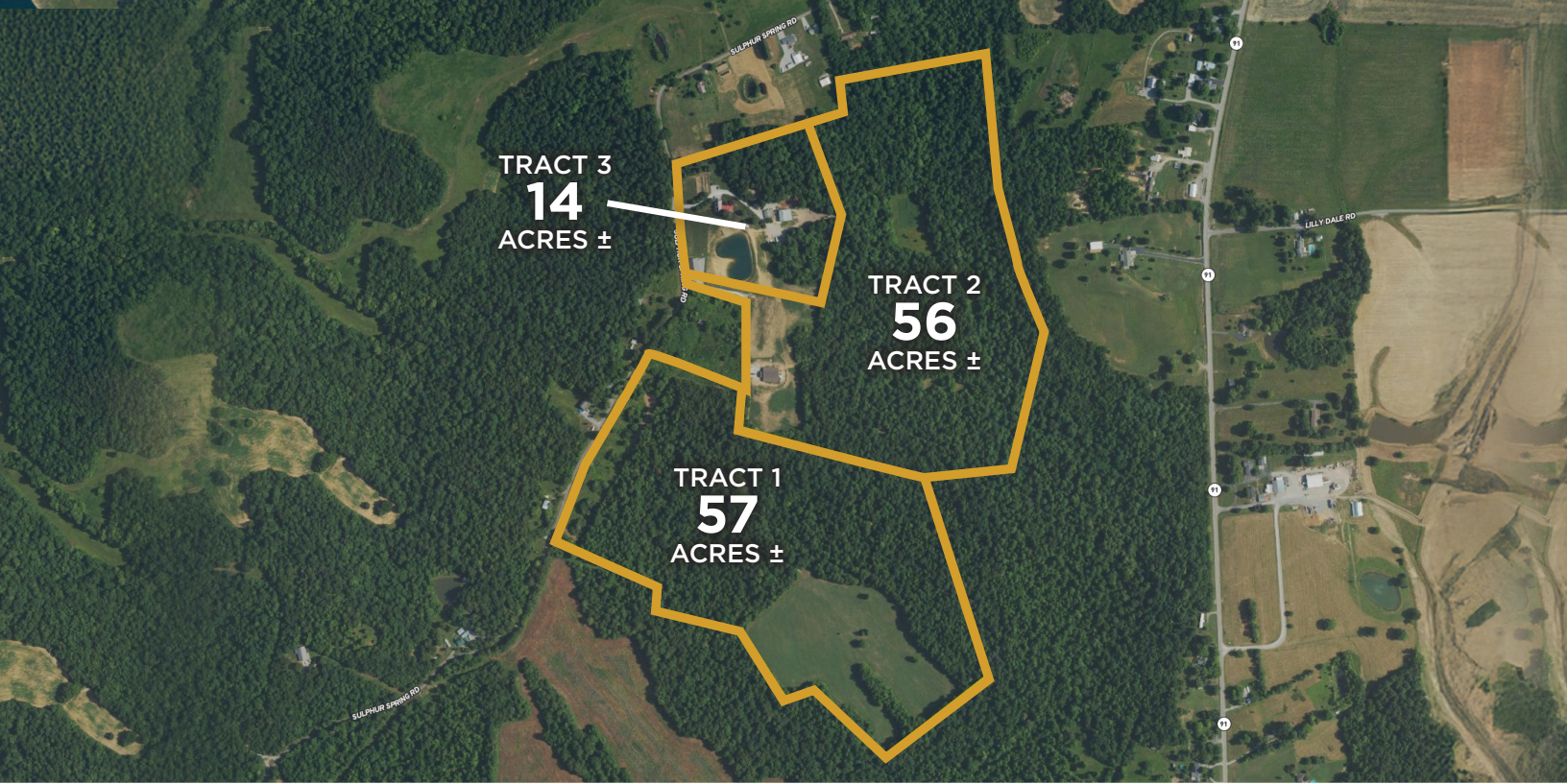
Tract #:	All Tracts
Deeded Acres:	121.97± in 3 tracts
Taxes:	\$2972
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Possession with deed
Survey needed?:	Survey necessary
Brief Legal:	121.97 AC & IMP 973 SULPHUR SPRINGS RD, MARION, KY 42064
PIDs:	PID 061-00-00-010.02
Lat/Lon:	37.24765, -88.09455
Zip Code:	42064

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

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 | 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



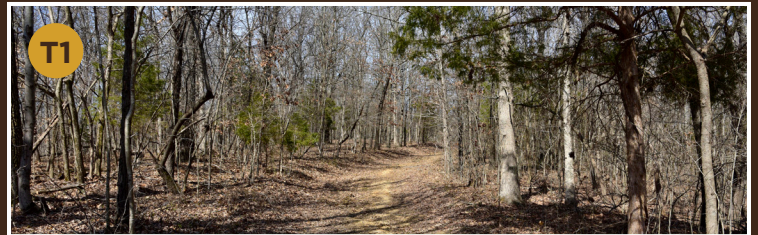
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