

# LAND AUCTION



## 89.6721 AC± | 1 TRACT | HARRISON CO, KY

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

**AUCTION DATE:** 5/12/25 | **AUCTION TIME:** 4 PM ET

**AUCTION HELD AT:** CITY HALL GYM

104 E PLEASANT STREET, CYNTHIANA, KY 41031

Welcome to the auction of this exceptional 89.6721± acre farm in north central Kentucky, located in scenic Harrison County, just 13 miles from Cynthiana. This property offers a rare combination of beauty and versatility, perfect for various uses.

Featuring two gated entrances with city water and electricity available at the road. This farm is highly accessible and well-suited for development. The gently rolling topography allows for easy truck access throughout most of the property. You'll find several prime building sites, each with stunning western sky views — an ideal backdrop for your future dream home.

With mostly open ground, this farm is perfectly suited for hay production, row cropping or cattle operations. The land also boasts an impressive 3,860± feet of Licking River frontage, providing both a scenic backdrop and potential for water access.

Located in a Zone One hunting county that is renowned for producing trophy-class whitetail and turkeys. Don't miss this chance to own a premier piece of central Kentucky real estate. Call the listing agent to schedule your private showing of this outstanding property!



<b>Taxes:</b>	TBD
<b>Deeded Acres:</b>	89.6721± acres
<b>Soil Types:</b>	Elk silt loam, Allegheny loam, Cynthiana very stony silty clay loam
<b>Soil PI/NCCPI/CSR2:</b>	63.78± NCCPI
<b>CRP Acres/payment:</b>	No CRP
<b>Taxes:</b>	\$407.55
<b>Lease Status:</b>	Open Tenancy for 2025 crop year
<b>Possession:</b>	Immediate possession
<b>Survey needed?:</b>	No survey needed
<b>Brief Legal:</b>	Hwy 1284 Cynthiana, KY 41031 Harrison Co, KY
<b>PIDs:</b>	134-0000-007-01-000
<b>Lat/Lon:</b>	38.53008, -84.20238
<b>Zip Code:</b>	41031

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
JASON WALLIN, AGENT: 859.492.9041 | [jason.wallin@whitetailproperties.com](mailto:jason.wallin@whitetailproperties.com)

**[RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)**

**GO TO [RANCHANDFARMAUCTIONS.COM](http://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 | Jason Wallin, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 859.492.9041  
Cody Lowderman, KY Auctioneer, RP 3502



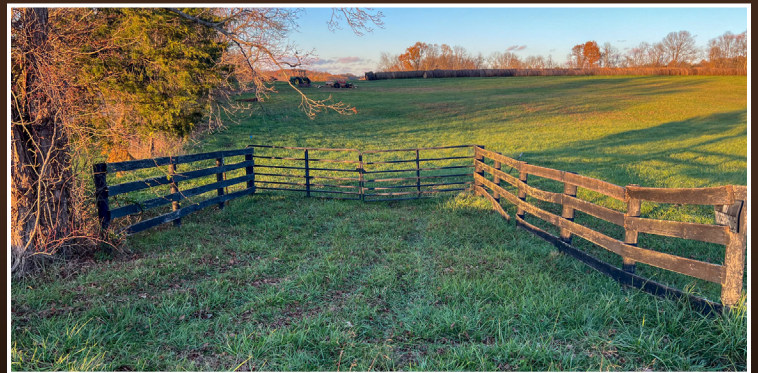
## 89.6721 AC± | 1 TRACT | HARRISON CO, KY

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

**AUCTION DATE:** 5/12/25 | **AUCTION TIME:** 4 PM ET

**AUCTION HELD AT:** CITY HALL GYM

104 E PLEASANT STREET, CYNTHIANA, KY 41031



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC  
JASON WALLIN, AGENT: 859.492.9041 | [jason.wallin@whitetailproperties.com](mailto:jason.wallin@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

GO TO [RANCHANDFARMAUCTIONS.COM](http://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 | Jason Wallin, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 859.492.9041  
Cody Lowderman, KY Auctioneer, RP 3502