

# LAND AUCTION



## 113.575 AC± | 4 TRACTS | MUHLENBERG CO, KY

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

**AUCTION DATE:** 5/13/25 | **AUCTION TIME:** 11 AM CT

**AUCTION HELD AT:** MUHLENBERG CO AG CENTER  
3705 STATE ROUTE 1380, POWDERLY, KY 42367

This diverse property presents a rare opportunity to own a piece of Western Kentucky's scenic countryside, offering a combination of breathtaking views, versatile land, and comfortable living. With multiple build sites, including the stunning "Mountain Top Farm," the property offers panoramic vistas that stretch for miles! Without question, this is an ideal setting for constructing your dream home. Whether you're looking for a spacious yard, hobby farm, or livestock operation, the landscape is well-suited for a variety of uses. Currently utilized for hay production, the land provides ample feed or potential income through hay sales. With existing fencing and the option for cross-fencing, it's ready for livestock or rotational grazing. For outdoor enthusiasts, the property offers year-round recreation. Enjoy fishing along the banks of the Mud River, hunting wood ducks over the water, pursuing whitetails along the edges, or exploring the land on horseback or ATV. There's no shortage of ways to enjoy the great outdoors, with solid hunting opportunities for both large and small game. A cave within the rock face running parallel to the river is perfectly suited for the adventurous type, adding to the recreational value of the property. The property also includes a home overlooking the Mud River. Featuring two bedrooms and one bathroom, it offers solid bones and a great foundation for updates. This feature is ideal as a hunting cabin, weekend retreat, or full-time residence. After a day spent outdoors, it's the perfect place to relax and unwind. Versatile, scenic, and full of potential, this property checks all the boxes. Don't miss your chance to own a slice of Western Kentucky. Call today to schedule your private showing!



### **TRACT 1 DESCRIPTION: 11.86± ACRES**

This tract is a great opportunity for anyone looking for a building lot, pasture, hay ground or hobby farm. With great views, this property is the perfect foundation to build your dream home. At just over 11 acres, you are left with plenty of yard space, or ground to incorporate small farming practices. Currently used for hay production, with fencing, this property could also make for a great livestock property. Nestled in the countryside, this property offers a peaceful setting and a multi-use landscape, ideal for buyers in many markets. Call today and schedule your private showing!

### **TRACT 2 DESCRIPTION: 11.362± ACRES**

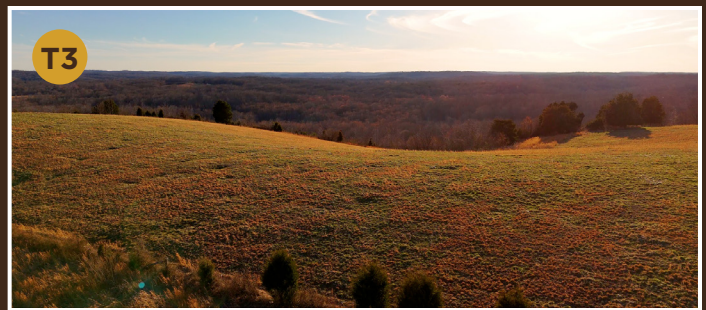
This versatile tract offers an excellent opportunity for those seeking a building site, hobby farm, or space for pasture and hay production. Boasting scenic views, it provides an ideal backdrop for constructing your dream home. Spanning just over 11 acres, there's ample room for a spacious yard or implementing small-scale farming. Currently utilized for hay, the property could easily be adapted for livestock with proper fencing. Set in a quiet countryside location, it presents a peaceful environment with a flexible landscape suitable for various uses. Don't miss out—contact us today to arrange your private showing!

### **TRACT 3 DESCRIPTION: 55.713± ACRES**

Perched atop "Mountain Top Farm," this property offers some of the most breathtaking views in Western Kentucky—panoramic vistas that stretch for miles in every direction. It's a setting that's hard to match and an ideal place to build your dream home, ensuring you can take in the stunning scenery daily. Beyond its remarkable views, the property features lakes and fencing, making it well-suited for livestock. Cross-fencing could create multiple sections for rotational grazing or raising different animals. Currently used for hay production, it offers ample feed for livestock or potential income through hay sales. The landscape also lends itself to recreation, with ample space for ATV or horseback riding and solid hunting opportunities for both large and small game. This is a rare chance to own a property that combines incredible views, versatility, and value. Call today to schedule your private showing!

### **TRACT 4 DESCRIPTION: 34.64± ACRES**

Nestled along the banks of the Mud River, this property features a home perfectly positioned to overlook the water's edge. With two bedrooms and one bathroom, the home offers solid bones and a great foundation for updates. It is ideal as a hunting cabin, weekend retreat, or a full-time residence with a little vision. The land offers year-round outdoor enjoyment. Cast a line from the riverbank, hunt wood ducks over the water, watch for whitetails along the edges, or pursue small game in the nearby fields. For the adventurous types, a cave within the rock face is a unique geological feature that adds to the property's recreational use! One can stay occupied from daylight to dark on this property, and relax and unwind in the comfort of the home. Peaceful and secluded, this is a great opportunity at a great property. Call today and schedule your private showing!



<b>Taxes:</b>	All Tracts
<b>Deeded Acres:</b>	89.6721± acres
<b>Soil Types:</b>	Frondorf-Lenberg complex, Zanesville silt loam, Wellston silt loam
<b>Soil PI/NCCPI/CSR2:</b>	NCCPI 45.6
<b>CRP Acres/payment:</b>	No CRP
<b>Taxes:</b>	TBD
<b>Lease Status:</b>	Open Tenancy for 2025 crop year
<b>Possession:</b>	Immediate possession with deed
<b>Survey needed?:</b>	Survey may be needed for tract division
<b>Brief Legal:</b>	Parts of Map Numbers 241-00-00-009.00, 240-00-00-007.00, parts of DB 490/49, DB 563/280 and MC 78/928
<b>Lat/Lon:</b>	37.18569, -86.92055
<b>Zip Code:</b>	42337

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
MATT YOUNG, AGENT: 270.952.8624 | [matt.young@whitetailproperties.com](mailto:matt.young@whitetailproperties.com)

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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 | Matt Young, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.952.8624 | Cody Lowderman, KY Auctioneer, RP 3502

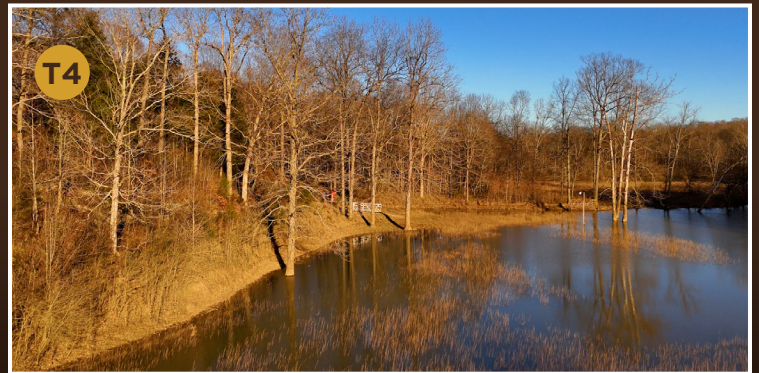


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