

Buckheaven Farm

*Cumberland County, Kentucky
154 Acres*



Offered Exclusively By:



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www.CabelasTrophyProperties.com



The Bend of the Cumberland River



Welcome to the bend of the Cumberland River and Buckheaven Farm. This outstanding 154 acre farm is unique and perfect for all types of uses from farming to recreation.

The farm features a 2100 square foot main residence with 3 bedrooms and 2 bathrooms with all the amenities to provide for comfortable living. It includes all appliances, front and rear decks, and energy efficient tankless on demand water heater.



Located in the horseshow bend of the river this farm is 90% cropland and pasture with good fertility. The grain base has an annual value of approximately \$2000.

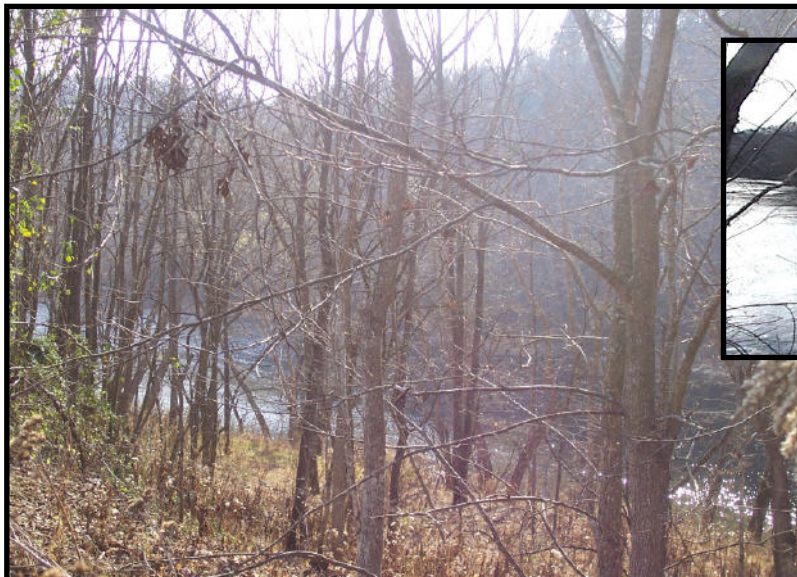
The property boasts of many farm improvements for raising livestock including a large tobacco barn/hay storage with cattle working facilities, and a 20 x 70 silo.



The farm has very good exterior cattle fencing.

A gas well is currently being developed on the property.





There is frontage on the Cumberland River and breathtaking views of the Palisades. The Cumberland River is world renowned for rainbow trout, brown trout and striped bass.

The horse facilities are ready for your equine friends. There is a barn/stable with 6 stalls and 4 fenced paddocks with water. An 80 x 150 riding arena is the perfect place for a warm up jog before hitting the turf for a scenic ride around the farm.



The farm lays level to gently rolling with a beautiful pond stocked with bass, blue gill, crappie and catfish.



A 4 bedroom and 2 bathroom guest home is also a part of this amazing property. It has had several updates from new roof and updated heating and cooling system. Its many features include a kitchen, living room, dining room and eat-in kitchen. The basement has a new floor and the walls have been waterproofed.



Quality Deer Management Practices



A portion of the farm is being operated as Buckheaven Farm, a breeder of superior white tail deer genetics. The breeding facilities include 30 acres under deer fence with 8 paddocks with waterers and isolation facilities for bucks. There is all the equipment needed to safely handle deer.





Aerial of Buckheaven Farm



Buckheaven Farm

Has it all!

- Agricultural
- Equestrian
- Recreation

Being offered at \$850,000.



Located in southern Kentucky not far from the Tennessee border, the farm is approximately 45 south of the Cumberland Parkway.

Welcome to Southern Kentucky

*An invitation is extended to visit the land
where the mountains meet the lakes.*



Lake Cumberland is one of the largest man-made bodies of water east of the Mississippi River. A vacationer's paradise, Lake Cumberland covers over 63,000 acres. Its waters touch over 1,255 miles of shoreline with an average depth of 90 feet. The main lake is 101 miles long and over one mile across at its widest point.

Dale Hollow lake is a 48 square mile, 27,700 acre lake located near Burkesville, Kentucky. The park boasts of some of the best recreation available and features a new \$2.5 million dollar conference center and a 18 hole golf course. Whatever your interest is Dale Hollow can provide the setting from water recreation, horse camp sites, horse and mountain bike trails and scuba diving. With its stunning clear waters Dale Hollow is the perfect spot for scuba divers.



The historic Cumberland River winds nearly 700 miles from east to west, through a scenic region of rolling hills and forest. It makes its way down to Nashville, then back northwestward into Kentucky to its mouth on the Ohio River. About half of the river has been made navigable by a series of locks and dams. The trout and striper fishing are excellent in the Cumberland River.