

LAND AUCTION



483.14 AC± | 1 TRACT | ELLIOTT CO, KY

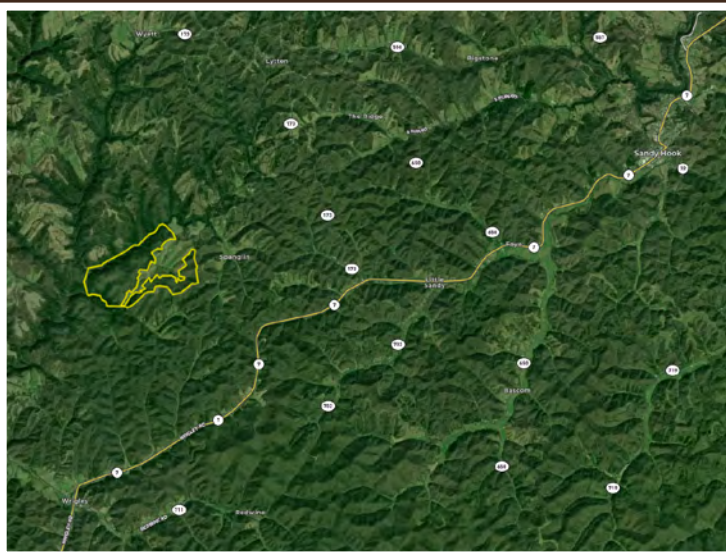
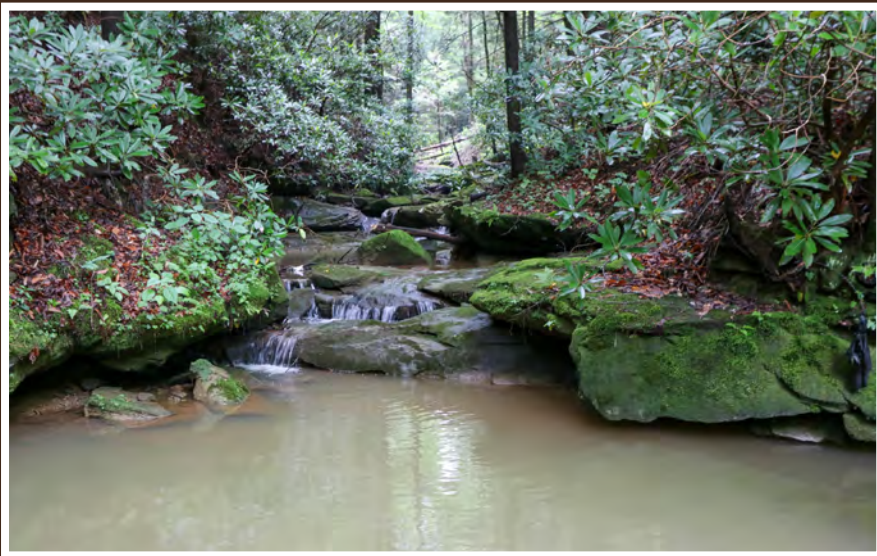
AUCTION:

ONLINE AT RANCHANDFARMAUCTIONS.COM

BIDDING ENDS: 8/24/23 AT 3:00 PM EDT

OFFERED BY ONLINE BIDDING ONLY WITH 5% BUYERS PREMIUM.

Recreational paradise! This is an absolutely beautiful mountain property with over a mile of gorgeous rippling streams. The quiet life of these mountains provides various habitats on this property, from the high ridge hardwoods and upper pine flats to the meandering creek valley where three mountain streams join along the eastern and south borders. This tract boasts some marketable timber but has been cut in the past few years. This property has plenty of deer sign and excellent habitat for holding big bucks, and will hunt big. If it's turkey hunting you like, these big-wood long beards are plentiful along the mountain stream corridors as they announce their presence in a seemingly constant rumble of gobbles in the springtime dawn. Watching nature wake up and come alive in these beautiful mountains provides an unrivaled experience. Being able to provide that opportunity and share with family and friends is what it's all about. This property is just that place! Whether you like hunting, horseback, ATV riding, or hiking, this property provides a unique experience with its diverse creek valleys and sprawling ridge systems. A network of well-groomed trails provides access to ascend from the valley floor to the ridgetops and throughout most of the property, allowing you to enjoy every acre. Come breathe the clean mountain air and see everything this beautiful property offers. Register as a bidder now, and take advantage of all this property has to offer!



TRACT 1: 483.14 ± ACRES

- Miles of well-maintained trail system
- Some marketable timber
- Unique rock formations and outcropping throughout the tract
- Over a mile of blueline creek running through the property
- Blueline creeks include Devils Fork, Lewis Branch, and Fulton Fork
- Excellent wildlife habitat
- Zone 3 Whitetail County and Zone 2 Black Bear County
- Mineral rights do not convey

DETAILS:

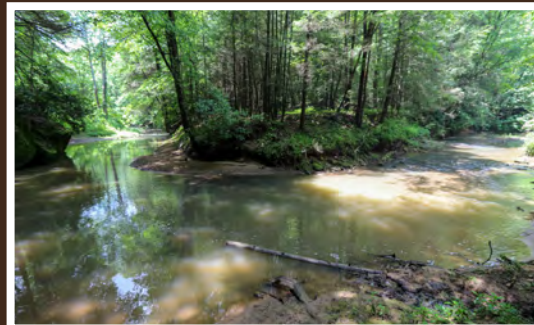
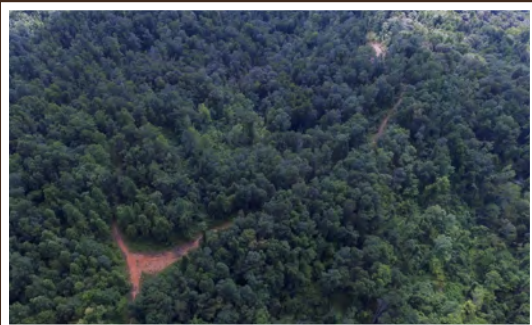
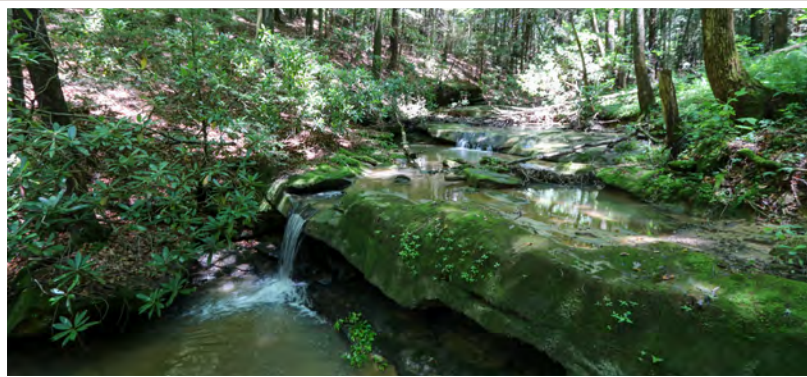
Deeded acres: 483.14+/- surveyed acres

Taxes: \$605.66

Survey: Complete

Parcel ID: 009-00-00-021.01

Lat/Lon: 38.0703, -83.2483



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.

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