

LAND AUCTION



133 AC± | 4 TRACTS | WEBSTER CO, KY

AUCTION:
LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM
AUCTION DATE: 8/30/23 | **AUCTION TIME:** 11:00 AM
AUCTION LOCATION:
VFW | 2321 VFW LANE | PROVIDENCE, KY 42450

Whether you are an avid hunter, or just enjoy the outdoors, you do not want to miss out on the opportunity to own this beautiful piece of land. Located near the road's end, this property offers the ultimate in privacy and seclusion with limited pass-through traffic.

In an area known for exceptional hunting opportunities, this property is an absolute dream for the outdoor enthusiast of all levels. With gently rolling topography, the property will hunt larger than what it is, offering plenty of room to roam and explore. With both hard and soft mast within the boundaries, as well as a diverse under-story and ample browse for wildlife, there is no shortage of cover for large and small game alike. Ridge lines and wet-weather creeks act as woodland road-cones, funneling deer to prominent travel corridors.

Though a dead-end street, this property offers ample road frontage. With land on both sides, this property can be easily accessed, stacking odds in your favor by way of easy entry and exit routes. Multiple locations off of both sides of the road provide some ideal spots to build or incorporate pads for campers or RV's—the needed spots to unplug from your typical day-to-day, and find some peace of mind!

Whether you're an experienced hunter looking for your next trophy, a nature enthusiast looking for a peaceful retreat, or looking to build your next home or cabin, this property is in the perfect place to set your roots. Don't miss out on this opportunity to own a piece of paradise!



TRACT 1: 30.87 ± ACRES

Small acreage with loads of potential! Highly sought after in size and location, this property boast loads of potential for a wide variety of buyers. In an area well known for hunting, large and small game hunting is sure to provide ample opportunity for time in the field with friends and family. The timber offers a good diversity, ranging from hard and soft mast to a mid-story canopy that provides ample cover and browse. Topography features create ideal travel corridors, and will amplify your experience in the November deer woods! Situated on a dead-end road with utilities near-by, the property boasts some ideal build sites for a home or cabin!



TRACT 2: 29.28 ± ACRES

Great opportunity for a great property in a great location! Whether it be build sites or fantastic hunting, this property is sure to check the boxes on your wish list! At its top, this property boasts some ideal build sites. With utilities nearby, this property could provide the needed acreage to build your ideal home or cabin, in a remote location on a dead-end road. The hunting on this property is top notch. Sitting a well-known area, the hard and soft mast within the boundaries will help hold the wildlife on the property. A pond on site will provide a year-round water source, while providing aesthetically pleasing features for you to enjoy. With ample cover and browse, this property really does have something to offer everyone!



TRACT 3: 22.98 ± ACRES

Nestled at the end of a dead-end road, this property boasts the peace and quiet that is becoming harder and harder to find. With a large ridge top that wraps the property, the topography features act as woodland road cones, creating prominent travel corridors and natural pinch points. With mast producing trees and an ample browse, this property boasts the needed elements for a great hunting tract. Creeks provide a good water source within the boundaries, adding further value to this fantastic property. With utilities up the road, the property could be an ideal candidate for your forever home, or off-grid cabin. Truly a great tract, and one you will want to see!

TRACT 4: 28.2 ± ACRES

Situated near the roads end, this property has all of the elements that today's Buyers are looking for. Peaceful and secluded, this property is an ideal candidate for a phenomenal hunting tract. A prominent ridge line works its way through the entire property. This ridge line is lined with mast producing hard woods, which pairs well with natural brows and good security cover, giving this property a high pedigree for hunting that many are seeking! With utilities up the road, there are multiple sites suitable for building. Highly sought after in size and location, this property has something for every Buyer.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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