

LAND AUCTION



50.04 AC± | 5 TRACTS | CRITTENDEN CO, KY

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/11/23 | **AUCTION TIME:** 3:00 PM CDT

AUCTION LOCATION: HOPKINS CO. EXTENSION OFFICE
75 CORNWALL DRIVE | MADISONVILLE, KY 42431

5 tracts available for recreation, building lots, development or multiple other uses. Road frontage on Hwy 60 and Pippi Hardin Blvd makes these attractive parcels. Tract has a 1000 sq ft home that would make a great home, cabin or VRBO. Located just Northeast of Marion KY. All tracts are recently surveyed.



TRACT 1: 7.6731 ± ACRES

Ideal build site with hunting potential in Crittenden Co, KY! This all timber tract is located along a timbered ridge with softwoods & mast producing hardwoods throughout. It has road frontage along Hwy 60 as well as Pippi Hardin Blvd. on the eastern side.



TRACT 2: 3.7529 ± ACRES

Timbered lot in Crittenden Co, KY! This small woodlot is part of a long timbered ridge with softwoods & mast producing hardwoods throughout and has 250 ft. of road frontage along Pippi Hardin Blvd on the eastern side and road frontage along Hwy 60 on the south side.



TRACT 3: 12.0373 ± ACRES

All timber hunting tract in Crittenden Co, KY! This tract is a timbered ridge side with softwoods & mast producing hardwoods throughout. It has areas of dense security cover and plenty of deer sign. There is 700 ft. of road frontage along the eastern side on Pippi Hardin Blvd. that provides easy access to the property.



TRACT 4: 23.8189 ± ACRES

timber hunting tract in Crittenden Co, KY! This tract consists of a long timbered ridge with softwoods & mast producing hardwoods throughout. It has areas of dense security & bedding cover and plenty of deer sign with several pinch points and ideal stand locations. It has 700 ft. of road frontage along the eastern side on Pippi Hardin Blvd. and established access trails.



TRACT 5: 2.7583 ± ACRES

Home and acreage in Crittenden Co, KY! 1000 S.F., 1 BR, 1.5BA home with open kitchen & living area, bed & bathroom, attached garage, covered front porch, large yard, gravel drive & parking area and 1000 ft. of road frontage along Pippi Hardin Blvd!



TRACT 6: 2.7583 ± ACRES

Home and acreage in Crittenden Co, KY! 1000 S.F., 1 BR, 1.5BA home with open kitchen & living area, bed & bathroom, attached garage, covered front porch, large yard, gravel drive & parking area and 1000 ft. of road frontage along Pippi Hardin Blvd!



TRACT 7: 2.7583 ± ACRES

Home and acreage in Crittenden Co, KY! 1000 S.F., 1 BR, 1.5BA home with open kitchen & living area, bed & bathroom, attached garage, covered front porch, large yard, gravel drive & parking area and 1000 ft. of road frontage along Pippi Hardin Blvd!



TRACT 8: 2.7583 ± ACRES

Home and acreage in Crittenden Co, KY! 1000 S.F., 1 BR, 1.5BA home with open kitchen & living area, bed & bathroom, attached garage, covered front porch, large yard, gravel drive & parking area and 1000 ft. of road frontage along Pippi Hardin Blvd!



TRACT 9: 2.7583 ± ACRES

Home and acreage in Crittenden Co, KY! 1000 S.F., 1 BR, 1.5BA home with open kitchen & living area, bed & bathroom, attached garage, covered front porch, large yard, gravel drive & parking area and 1000 ft. of road frontage along Pippi Hardin Blvd!



TRACT 10: 2.7583 ± ACRES

Home and acreage in Crittenden Co, KY! 1000 S.F., 1 BR, 1.5BA home with open kitchen & living area, bed & bathroom, attached garage, covered front porch, large yard, gravel drive & parking area and 1000 ft. of road frontage along Pippi Hardin Blvd!



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.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (237494) | Debbie Laux, Ranch & Farm Auctions, KY Broker Lic. # 247145 | Derek Fisher, Whitetail Properties Real Estate, KY Broker License #265593
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