

# LAND AUCTION



## 20.614 AC± | 3 TRACTS | CALDWELL CO, KY AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

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

**AUCTION LOCATION:** CALDWELL CO. EXTENSION OFFICE  
1025 US HWY 62 W, PRINCETON, KY 42445

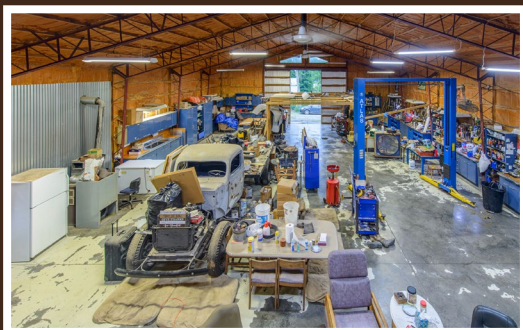
**OPEN HOUSE:** 11/27 & 11/28 | 10:00 AM - 2:00 PM EACH DAY  
1044 OLD WILSON WAREHOUSE RD., PRINCETON, KY 42445

Hobby farm with multiple homes, shop and outbuildings! This property has an established homestead with everything needed for horses or livestock! It has a 2,510 square foot home with two bedrooms and two bathrooms. The home has a spacious living and kitchen area, dedicated dining area, wood accents throughout and multiple covered porches overlooking the southern pastures. A 40'x100' shop has 1,908 square feet of finished living space with a large living and kitchen area, plenty of windows, wood and tile accents and a loft with a covered balcony! The shop has a kitchenette, lounge area, bathroom, concrete floor, spacious workshop area and covered storage bays with a concrete floor. The 16'x80', three-bedroom, two-bath mobile home sits along the eastern side of the property and has a covered front porch. There are several outbuildings throughout the property that provide plenty of storage for vehicles, equipment and hay storage. A livestock barn has several stables and a storage area. The property has 15± acres of pasture with fencing, cross-fencing and gates for easily moving livestock to new grazing pastures. There are multiple gated entry points into the property with an established drive and gravel parking areas. If you're looking for a hobby farm with multiple homes, a large shop, outbuildings and livestock opportunities, give us a call today and schedule your private tour!



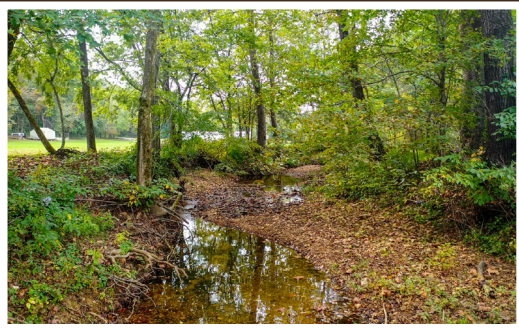
### TRACT 1: 3.45 ± ACRES

Excellent hobby farm tract or investment property! Has a 16' x 80', 3 bed, 2 bath Mobile Home and horse barn on the property. The property is fenced and crossed fenced and ready for livestock!



### TRACT 2: 7.88 ± ACRES

7.88 ± acres with a 2,510 sq. ft., 2 bed, 2 bath home and large shop that is 40x100 with 1,908 sq. ft. of finished living space. The shop has a lift to work on vehicles as well. The property is partially fenced and ready for livestock. There are 2 equipment sheds and storm shelter on the property as well.



### TRACT 3: 7.55 ± ACRES

7.55 ± acres of partially fenced pasture land. The property is vacant land with access to utilities for future building opportunities. Stevens Creek runs along the Southern border as well.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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GO TO [RANCHANDFARMAUCTIONS.COM](https://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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