

LAND AUCTION



392 AC± | 1 TRACT | GARRARD CO, KY

AUCTION:

ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM

TIMED ONLINE ONLY

BIDDING ENDS: 12/20/23 AT 4:00 PM EDT

Own your own piece of paradise and hunt it this fall. Located in the heart of Bluegrass Country, just 25 miles south of downtown Lexington, is a tremendous opportunity to own a multi-faceted tract of land, with loads of potential for a whole array of uses. Currently a successful, well established outfitting big game hunting ranch, offering the ultimate outdoor recreational experience. Big-Game exotics as well as a large, free-roaming deer and turkey population call this huge tract of land home as it has everything needed from the 2 spring fed ponds located in the center of the property, to the gorgeous year-round streams along the boundaries on 3 sides of the property. Abundant thick browse along the big valley, gentle slopes provide loads of security cover for big game. This property's shape and versatile habitat, along with its position along a main tributary leading to the Kentucky River all contribute to this property's excellent hunt-ability and pleasurable experience. Fishing and boating opportunities available in nearby Herrington and Cedar Creek lakes as well offer that peaceful day on the lake to fish and boat. Comfortable relaxation with a rustic, country feel can be found just a short distance inside the wrought iron gate in the modern cedar lodge. With the finest amenities, rustic atmosphere, cedar floors, wrap-around porch, stone fireplace, complete kitchen, great room area with vaulted ceilings, 4 bedrooms and 3 baths and a large meeting area for receptions, corporate events, or family reunions. Even beyond its currently successful hunting ranch operation, this property offers numerous additional income possibilities for the creative entrepreneur which may include any combination of the following: High fence exotics & free-range whitetail/turkey hunting and outfitting operation, farming & livestock potential, rifle/pistol shooting range, 3D archery and skeet/clay pigeon course, dog training area for upland game birds, lodge rental for various events and gatherings. The potential and possibilities are almost endless for this beautiful farm. If this sounds like something you would be interested in, give me a call and let's see if this beautiful property and all it offers can be the next chapter in your book of fulfillment and satisfying successes.



TRACT 1: 392 ± ACRES

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| • Deeded acres: 392± acres | • Survey needed?: No survey needed |
| • Taxes: \$677.05 | • Lat/Lon: 37.728206, -84.634366 |
| • Possession: Immediate possession | • Zip Code: 40444 |



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| • 25 miles from Lexington, KY, 102 miles from Cincinnati OH and 352 miles from Atlanta, GA | • Electric, phone, high-speed internet, and county water on the property boundary |
| • Multiple year-round streams along the boundaries and 2 ponds | • Beautiful lodge with potential home and cabin sites throughout the property |
| • Blacktop road access and end of the road privacy | • 2 large tobacco barns |
| • Single access point with gated entrance at the northwest corner of the property | • Fully operational hunting ranch operation |
| | • Large ridgetop fields with possible hay production |



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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