

# LAND AUCTION



## 99.3 AC± | 1 TRACT | CRITTENDEN CO, KY

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

**AUCTION DATE:** 9/4/24 | **AUCTION TIME:** 11 AM CT

**AUCTION LOCATION:** FOHS HALL, INC  
201 N WALKER ST, MARION, KY 42064

### Country Home On Acreage With Tillable Income

This country home is located in a quiet rural area and offers a perfect blend of agricultural and recreational opportunities. The property includes 66± tillable acres, currently planted with soybeans for the 2024 season, providing a steady source of income. The house itself features 2 bedrooms and 1 bathroom and will be conveyed in AS IS, WHERE IS condition. The large yard is complemented by various outbuildings, a gravel drive, and a parking area, offering ample space for storage and activities. There are 8± acres of open ground with potential for hay production, adding to the property's agricultural value. The land also boasts 20± timbered acres, with a mix of softwoods and mast-producing hardwoods, creating an ideal habitat for wildlife. A rock bottom creek and feeder streams run through the property, enhancing its natural beauty and providing excellent deer and turkey hunting opportunities. With 1,500 feet of road frontage and multiple entry points, the property is easily accessible and offers great potential for future development or expansion. This diverse property, with its combination of tillable income, open ground, timbered areas, and natural water features, is a fantastic opportunity for anyone looking to enjoy a rural lifestyle with both agricultural and recreational benefits.



**Deeded Acres:** 99.3±  
**FSA Farmland Acres:** 66±  
**DCP Cropland Acres:** 66±  
**Soil Types:** Hosmer Silt Loam, Zanesville Silt Loam, and Frondorf Silt Loam  
**Soil PI/NCCPI/CSR2:** 50.48 NCCPI  
**CRP Acres/payment:** NO CRP  
**Taxes:** \$715.70  
**Lease Status:** Lease Expires in 2024  
**Possession:** At closing  
**Survey needed?:** No survey needed  
**PIDs:** 049-00-00-007.00  
**Lat/Lon:** 37.2286 / -88.1559  
**Zip Code:** 42064

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

MARK WILLIAMS, AGENT: 270.836.0819 | [mark.williams@whitetailproperties.com](mailto:mark.williams@whitetailproperties.com)

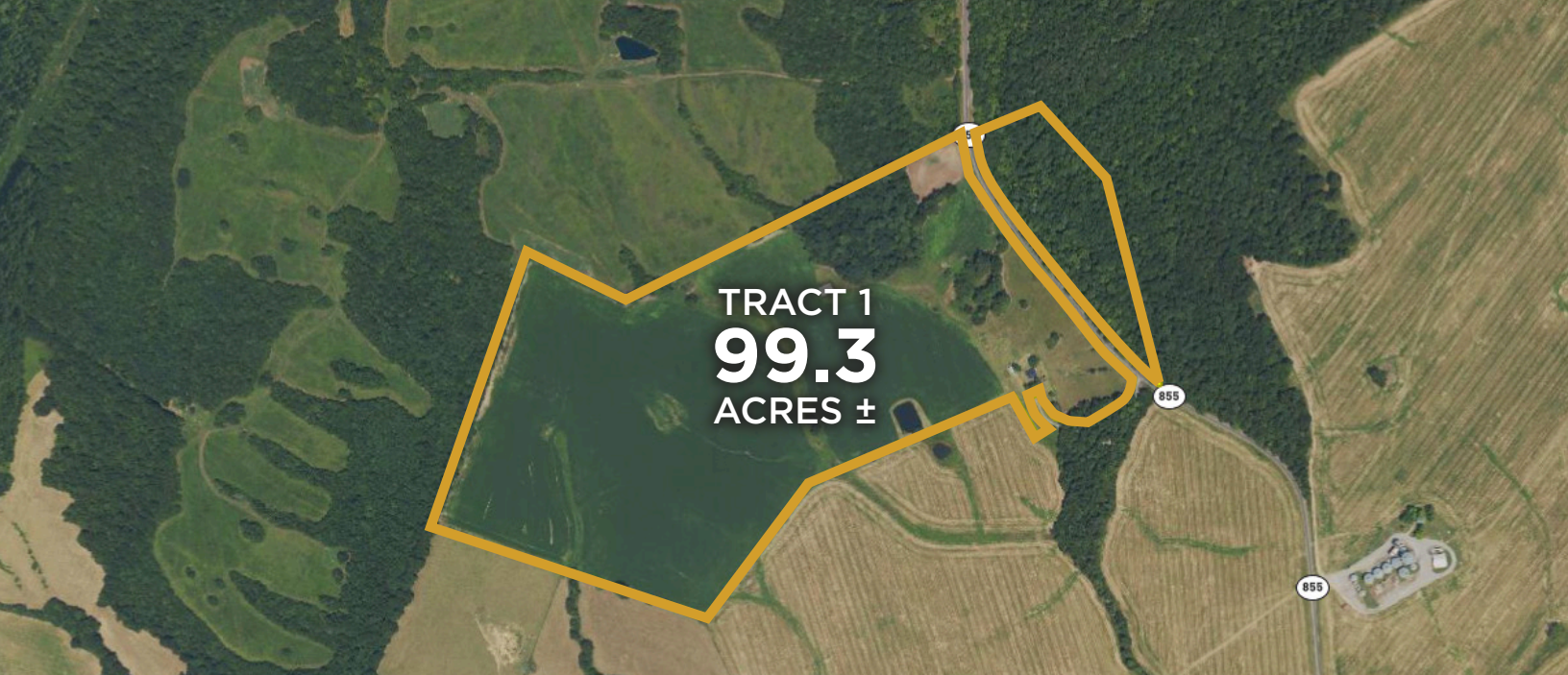
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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (237494) | Debbie Laux, Ranch & Farm Auctions, Kentucky Broker License # 247145 | Derek Fisher, Whitetail Properties Real Estate, KY Broker License #265593  
Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Mark Williams, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.836.0819 | Justin Mason, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.841.3000 | Cody Lowderman, KY Auctioneer, RP 3502





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