

LAND AUCTION



385.89 AC± | 4 TRACTS | CRITTENDEN CO, KY

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

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

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

TRACT 1 DESCRIPTION: 135± ACRES

Established Livestock Tract With Deer & Turkey Hunting Potential

This expansive property offers 47+/- acres of pasture, making it ideal for livestock while also providing excellent deer and turkey hunting opportunities.

- Pasture Land: 47+/- acres of pasture with established fencing and gates.
- Habitat Diversity: Rolling topography throughout with a blend of habitat types.
- Timbered Ridges & Draws: Numerous oaks and areas of dense successional cover and cedar thickets.
- Hunting Potential: The diverse habitat is perfect for deer and turkey hunting, with ideal locations for food plots.
- Edge & Transition Cover: Plenty of edge and transition cover to support wildlife.
- Water Features: 4,900 feet of frontage along Butler Creek, a major travel corridor for wildlife.
- Build Site: An ideal build site with electric already established on the property.
- Access: Gravel entry road for convenient access.

This tract is perfect for those looking to combine livestock management with hunting and outdoor recreation. The property's diverse habitat and established infrastructure make it a unique and valuable opportunity.

Deeded Acres:	135		
Soil Types:	Zanesville Silt Loam 12-20% slopes, Zanesville Silt Loam 6-12% slopes, Frondorf Silt Loam, Hosmer Silt Loam		
Soil PI/NCCPI/CSR2:	46.47 avg NCCPI		
CRP Acres/payment:	No CRP	Survey needed?:	Yes
Taxes:	TBD	Lat/Lon:	37.2867 /
Lease Status:	No leases	-88.0504	
Possession:	At closing	Zip Code:	42064

TRACT 3 DESCRIPTION: 30± ACRES

Working Livestock Tract

This functional livestock tract offers 29+/- acres of pasture, making it an excellent choice for livestock operations.

- Pasture Land: 29+/- acres of pasture with established fencing, cross-fencing, and gates.
- Barn: A barn for storage and livestock management.
- Feed Lot: An established feedlot for efficient livestock feeding.
- Water Features: A small pond and Butler Creek run through the property.
- Topography: Gently rolling terrain throughout.
- Road Frontage: 500 feet of road frontage for easy access.
- Entry: Gated entry point providing security and privacy.

This property is perfect for those looking to maintain a working livestock operation with the convenience of established infrastructure and water sources.

Deeded Acres:	30		
Soil Types:	Zanesville Silt Loam 6-12% slopes, Belknap Silt Loam 0-2% slopes, Hosmer Silt Loam 2-6% slopes		
Soil PI/NCCPI/CSR2:	47.47 NCCPI	Survey needed?:	Yes
Taxes:	TBD	Lat/Lon:	37.2868 /
Lease Status:	No Leases	-88.0634	
Possession:	At closing	Zip Code:	42064

TRACT 2 DESCRIPTION: 126.5± ACRES

Established Livestock Tract With Deer & Turkey Hunting Opportunities

This expansive property offers 103+/- acres of pasture, making it ideal for livestock while also providing excellent deer and turkey hunting opportunities.

- Pasture Land: 103+/- acres with established fencing, cross-fencing, and gates.
 - Habitat Diversity: Rolling topography throughout with a blend of habitat types.
 - Timbered Areas: 23+/- acres of timber with draws that act as funnels for deer travel.
 - Hunting Potential: The diverse habitat is perfect for deer and turkey hunting, with ideal locations for food plots.
 - Edge & Transition Cover: Plenty of edge and transition cover to support wildlife.
 - Water Features: Frontage along Butler Creek w/ two ponds totaling 1.5+/- acres of water.
 - Build Site: An ideal build site with gravel entry road for convenient access.
- This tract is perfect for those looking to combine livestock management with hunting and outdoor recreation. The property's diverse habitat and established infrastructure make it a unique and valuable opportunity.

Deeded Acres:	126.5		
Soil Types:	Zanesville Silt Loam 12-20% slopes, Zanesville Silt Loam 6-12% slopes, Lenberg Silt Loam 20-50% slope, and Frondorf Silt Loam 10-20% 43.02 avg NCCPI		
Soil PI/NCCPI/CSR2:	47	Survey needed?:	Yes
CRP Acres/payment:	No CRP	Lat/Lon:	37.2842 /
Taxes:	TBD	-88.0571	
Lease Status:	No Leases	Zip Code:	42064
Possession:	At closing		

TRACT 4 DESCRIPTION: 42± ACRES

Working Livestock Tract With Deer & Turkey Hunting Opportunities

This versatile livestock tract, with its diverse habitat and hunting potential, spans 28+/- acres of pasture, making it an ideal choice for both livestock management and outdoor enthusiasts.

- Pasture Land: 28+/- acres of pasture with established fencing and gates.
 - Water Feature: A small pond for livestock and wildlife.
 - Topography: Gently rolling terrain throughout, providing a scenic and functional landscape.
 - Timbered Areas: Timbered ridges and draws with numerous oaks, creating excellent habitat for deer and turkey.
 - Cover: Areas of dense security and bedding cover, offering wildlife a safe haven.
 - Edge/Transition Cover: Significant edge and transition cover enhancing wildlife habitat.
 - Proximity to Tillable Land: Adjoins tillable acreage on two sides, adding to the property's appeal for hunting.
 - Road Frontage: 230 feet of road frontage for easy access.
 - Entry: Gated entry point providing security and privacy.
- This property is perfect for maintaining a working livestock operation while also offering excellent deer and turkey hunting opportunities.

Deeded Acres:	42		
Soil Types:	Zanesville Silt Loam 6-12% slopes, Hosmer Silt Loam 2-6% slopes, Frondorf Silt Loam 10-20%		
Soil PI/NCCPI/CSR2:	44.39 NCCPI	Survey needed?:	Yes
CRP Acres/payment:	No CRP	Lat/Lon:	37.2789 /
Taxes:	TBD	-88.0659	
Lease Status:	No Leases	Zip Code:	42064
Possession:	At closing		

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

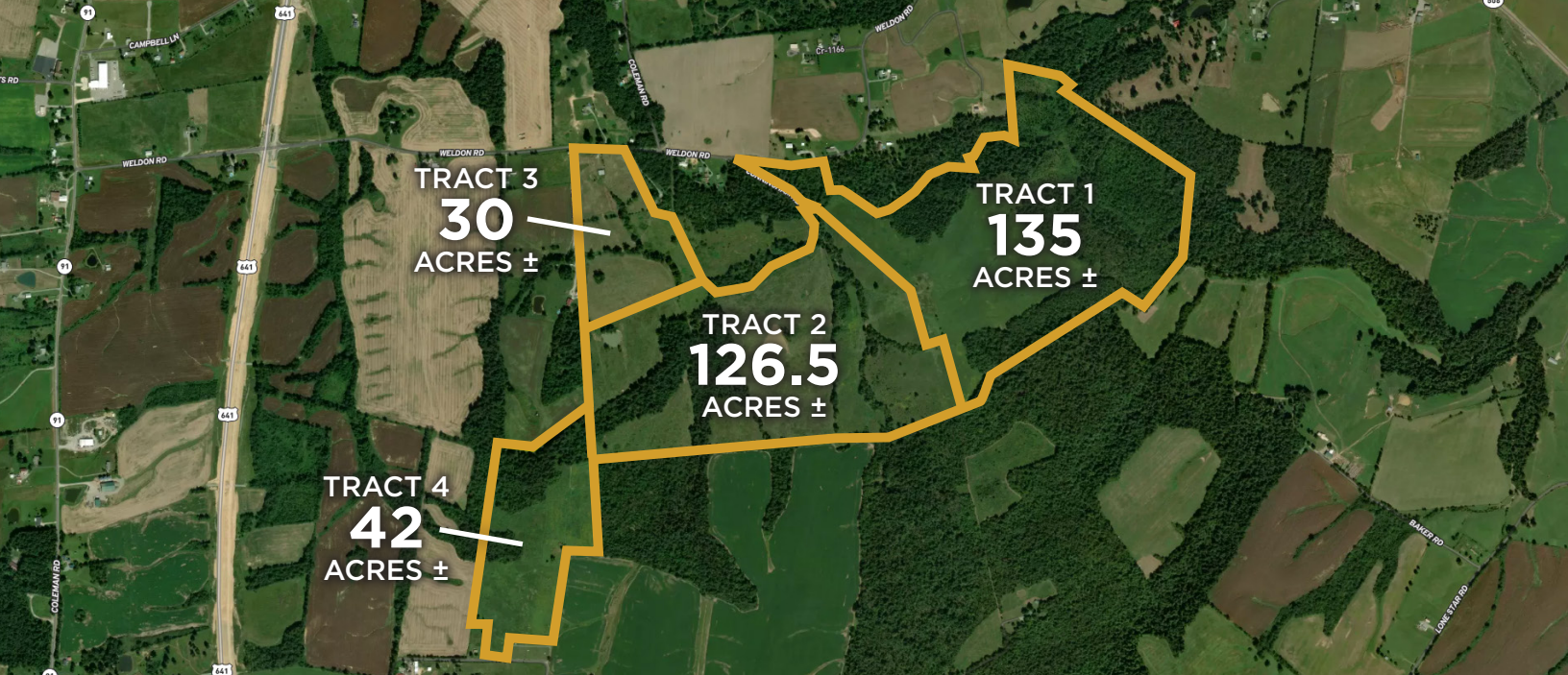
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RANCHANDFARMAUCTIONS.COM

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, Kentucky Broker License # 247145 | Derek Fisher, Whitetail Properties Real Estate, KY Broker License #265593
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