

LAND AUCTION



185 AC± | 2 TRACTS | OWEN CO, KY

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/11/24 | **AUCTION TIME:** 10 AM ET

AUCTION HELD AT: ODD FELLOWS HALL
141 W SEMINARY ST, OWENTON, KY 40359

Introducing a rare gem in Owen County, Kentucky – a sprawling 185± acre farm. This picturesque property features multiple build sites, each boasting excellent western sky views and complemented by the convenience of water and electric already on-site.

The farm boasts an impressive .48 miles of frontage along Goose Creek tucked in the back of the farm. With two well-maintained barns and a third awaiting your vision, it's primed for agricultural pursuit as well with ample open ground for crop, hay, and cattle production.

Nature enthusiasts and hunters alike will appreciate the established trail system and multiple elevated hunting blinds dotting the landscape. As a zone one hunting county renowned for trophy-class Whitetails, this property offers exceptional hunting opportunities amidst its diverse terrain, which includes approximately 140 feet of elevation change across the entire farm.

Conveniently located just an hour from both Cincinnati and Louisville and a mere 10 miles from I-71. Whether you're envisioning a private estate, agricultural venture, or recreational haven, this 185± acre farm promises endless possibilities and a lifestyle that embraces the best of Kentucky's natural beauty. Don't miss your chance to own a piece of Owen County's prized landscape and create memories that will last a lifetime.



TRACT 1 DESCRIPTION:

182.5± acres with 3 barns, and farm house that currently serves as a hunting cabin. With almost a half mile of Goose Creek frontage, outstanding building sites with western sky views, and 10 miles from I-71 this farm offers convience and diversity.

TRACT 2 DESCRIPTION:

2.5± acres will need to be surveyed to transfer if the buyer separates from the main farm. There is a 2-bedroom, 1-bath, brick home that is currently occupied under a life estate. An equipment barn site right out back and the tract offers approximately 250 feet of road frontage off Hwy 227 North, only 10 miles from I-71.

Taxes:

\$1120.31

Lease Status:

Open Tenancy for 2024 crop year

Possession:

Immediate possession subject to current tenants rights for

2023

Survey needed?:

No survey needed

Brief Legal:

185± acres located at 2670 US Hwy 227 N Worthville, KY

PIDs:

024-00-00-005.00

Lat/Lon:

38.6172, -84.92833

Zip Code:

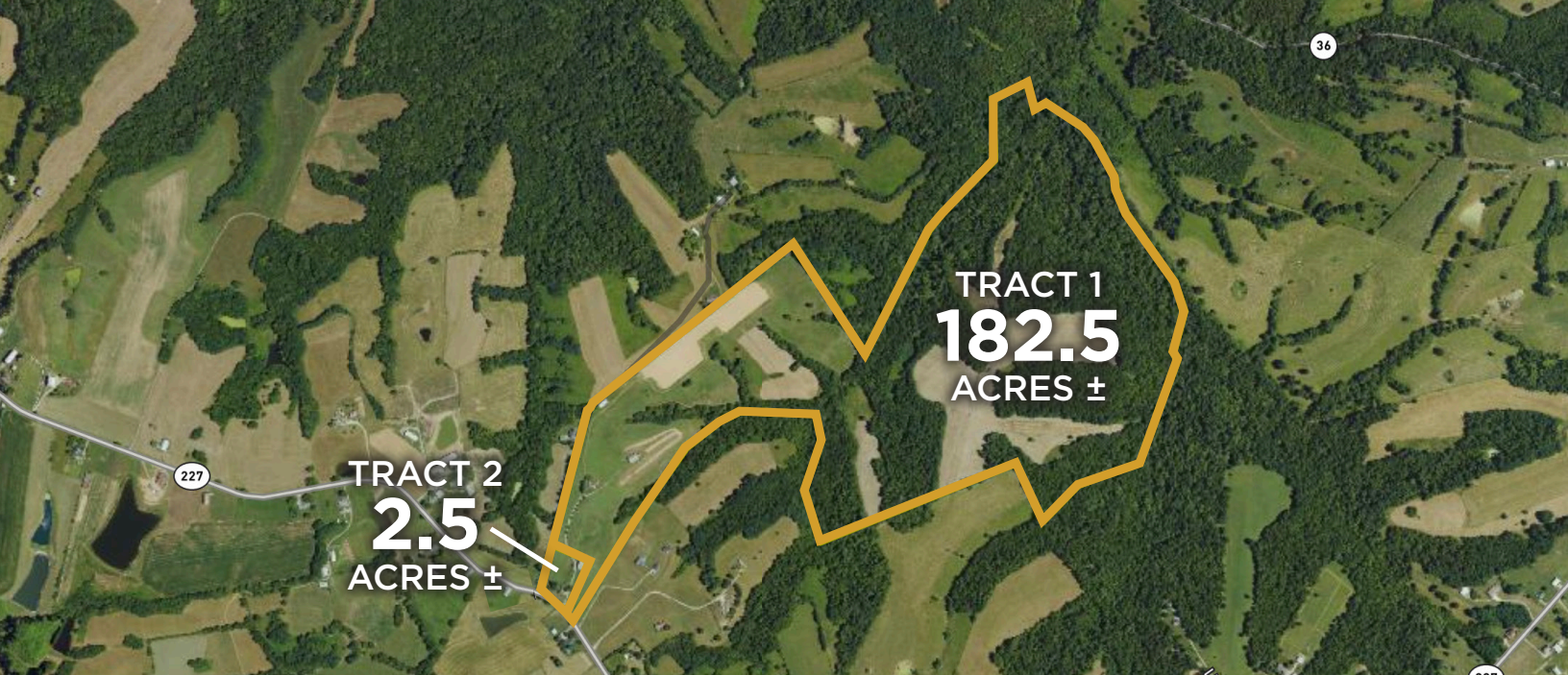
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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JASON WALLIN, AGENT: 859.492.9041 | jason.wallin@whitetailproperties.com

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 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Jason Wallin, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 859.492.9041 | Cody Lowderman, KY Auctioneer, RP 3502



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