

LAND AUCTION



392.33 AC± | 5 TRACTS | CRITTENDEN CO, KY

AUCTION: LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)

AUCTION DATE: 12/18/24 | **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: THE VENUE

126 E CARLISLE ST, MARION, KY 42064

This expansive hunting tract offers a rare combination of size, history, and amenities, located in a region renowned for its rich hunting traditions. Encompassing 392+/- acres, this property features a unique setup with a 60+/- acre high fence area alongside 332+/- acres of non-fenced land, providing diverse opportunities for game management and hunting experiences. Multiple lodges on the property create an ideal setup for hosting guests or accommodating a large group of hunters. With rolling topography throughout, the landscape is a carefully crafted blend of habitat types, perfectly suited for supporting and harvesting mature whitetails. The property boasts 40+/- tillable acres, strategically placed food plots, and a variety of natural cover. Timbered ridges, draws, and areas of select-cut timber provide natural movement corridors, while dense bedding and security cover offer ideal conditions for deer and turkey. An established road and trail system makes navigation easy across the large expanse, providing access to multiple box blinds and tree stands located in prime hunting spots. The property also includes potential build sites, offering further development opportunities or room to expand existing facilities. Whether you're looking to manage a high-quality whitetail population, host hunting expeditions, or simply enjoy a secluded retreat, this large acreage hunting tract has everything you need.

TRACT 1 DESCRIPTION: 79.9± ACRES

Welcome to an established high-fence hunting paradise, complete with a cozy 2-bedroom, 1-bath lodge featuring a full kitchen for all the comforts of home. Additionally, a bunkhouse with a kitchenette and bath provides extra accommodations for guests. The property boasts a gravel parking area for convenience. Within this 60+/- acre high-fence enclosure, you'll find a diverse habitat that's ideal for wildlife management. The rolling topography encompasses timbered ridges, scenic draws, and established food plots, providing an ideal mix of terrain. Water sources are abundant, with a creek, small ponds, and strategically placed water holes that attract and sustain wildlife year-round. The property's well-maintained trail system allows for easy access to different areas, making it perfect for hunting and exploration. This unique setup offers a rare opportunity for high-fence hunting in a secluded, natural setting. Don't miss the chance to own this exceptional hunting retreat, complete with everything you need for a successful outdoor experience.

- Established high fence hunting tract
- 2BR, 1BA lodge, full kitchen
- Bunkhouse with kitchenette and bath
- Gravel parking area
- 60+/- acre high fence enclosure
- Established food plots
- Timbered ridges and draws
- Creek, small ponds and water holes
- Established trail system
- Rolling topography throughout

TRACT 2 DESCRIPTION: 62.87± ACRES

Discover the ultimate hunting getaway with this diverse hunting tract, complete with a spacious 4-bedroom, 2-bathroom lodge. The lodge is surrounded by a large yard and ample parking area, making it ideal for gatherings. A storage barn provides additional space for equipment and gear. The property features 7+/- acres of tillable ground, perfect for a mix of crops or expanding the existing food plots. With plenty of edge and transition cover, it offers ideal conditions for wildlife habitat management. A large pond serves as both a water source and a scenic focal point, enhancing the land's appeal. The rolling topography adds natural beauty and varied terrain for hunting. Timbered ridges and draws provide cover and travel corridors for deer, while the property's proximity to tillable acreage to the north draws in wildlife from the surrounding area. An established trail system weaves through the land, allowing easy access to various hunting locations and food plots. This tract combines comfort and functionality, making it a perfect retreat for any hunting enthusiast.

- Diverse hunting tract with lodge
- 4BR/2BA lodge
- Large yard and parking area
- Storage barn
- 7+/- tillable acres
- Established food plots
- Adjoins tillable acreage to the north
- Lots of edge and transition cover
- Large pond
- Rolling topography throughout
- Timbered ridges and draws
- Established trail system

TRACT 3 DESCRIPTION: 56.19± ACRES

Explore the potential of this all-timber hunting tract, offering a classic, natural habitat for deer and turkey hunting. The property features rolling topography throughout, with timbered ridges and draws that create ideal travel corridors for wildlife. A mix of softwoods and mast-producing hardwoods provides abundant food sources and seasonal attractions, while open areas offer perfect locations for food plots. An established trail system provides easy access to

prime hunting spots across the property, and its location adjoining tillable acreage to the north enhances the wildlife draw, bringing game in from surrounding fields. With an ideal build site, this tract offers the opportunity to establish a secluded hunting cabin or weekend retreat in a serene, wooded setting.

- All timber hunting tract
- Rolling topography throughout
- Timbered ridges and draws
- Softwoods and mast-producing hardwoods
- Open areas for food plots
- Established trail system
- Adjoins tillable acreage to the north
- Ideal build site

TRACT 4 DESCRIPTION: 44± ACRES

This mostly timber hunting tract provides an excellent blend of habitat diversity, making it ideal for attracting and supporting wildlife. The property features a mix of softwoods and mast-producing hardwoods, spread across rolling topography with timbered ridges and draws that create natural movement corridors for deer and turkey. An established food plot is already in place, enhancing the property's appeal for game. Multiple entry points offer convenient access from different directions, while the established trail system provides seamless movement throughout the tract. Adjoining tillable acreage further adds to the property's attractiveness for wildlife, as it encourages deer and other animals to frequent the area. Whether you're looking for a dedicated hunting retreat or a peaceful escape, this tract has the potential to meet your needs.

- Mostly timber hunting tract
- Habitat diversity
- Established food plot
- Rolling topography throughout
- Timbered ridges and draws
- Softwoods and mast-producing hardwoods
- Established trail system
- Multiple entry points
- Adjoins tillable acreage

TRACT 5 DESCRIPTION: 149± ACRES

This diverse hunting tract offers an ideal blend of habitat types, creating the perfect environment for deer and turkey hunting. With rolling topography throughout, the land features 32+/- tillable acres and established food plots, attracting a variety of game and enhancing hunting opportunities. The property is rich with edge and transition cover, along with numerous funnels and pinch points, making it easy to set up strategic hunting spots. Native grass and successional cover provide additional habitat diversity, while timbered ridges and draws offer natural movement corridors. Dense bedding and security cover areas ensure that wildlife feel secure on the property. An established road and trail system allows for easy navigation, and a storage barn provides space for equipment. With an ideal build site, this property offers the potential for a private hunting retreat or cabin in a truly diverse hunting environment.

- Diverse hunting tract
- Rolling topography throughout
- 32+/- tillable acres
- Established food plots
- Lots of edge and transition cover
- Numerous funnels and pinch points
- Native grass and successional cover
- Timbered ridges and draws
- Areas of dense bedding and security cover
- Established road and trail system
- Storage barn
- Ideal build site
- An ideal blend of habitat types for deer and turkey hunting

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GO TO [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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