

LAND AUCTION



212.364 AC± | 6 TRACTS | EDMONSON CO, KY

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/1/23 | AUCTION TIME: 11:00 AM

**AUCTION LOCATION: CENTRE ON MAIN
425 S MAIN STREET, LEITCHFIELD, KY 42754**

Farms just don't come much prettier than this one! It features multiple building sites boasting million-dollar views, 35 acres of grassland and the remainder in timber that hasn't seen a harvest in several decades. There's a peaceful creek meandering through the middle of the property. Two older barns in good condition are on the property and at least 2 locations have electric and water on site. This property has been used for cattle for decades. There is some fencing and gates present but will likely need repair. There are 3 points of access with good road frontage. One access point is a shared private road leading to an adjacent property. A brand-new survey was completed this year. This area is well known for producing trophy quality bucks as well as large flocks of turkeys. Sellers are licensed real estate agents.



T1



TRACT 1: 19.995 ± ACRES

Tract 1 has electric, water, and septic already in place as well as over 525' of road frontage. There is a breathtaking building site up the hill from the former home site. It overlooks a perfect location to build a fishing lake and has gorgeous views in all directions. With approximately 3 acres of woods and the remainder in good grassland, this parcel will make an exceptional homestead or hobby farm. If you're a hunter, make sure to consider tract 2 as an addition to this parcel.



T2



TRACT 2: 29.381 ± ACRES

Tract 2 is an excellent building tract with 475' of road frontage and easy access to electric and water utilities. There is a creek flowing through the property and approx. 27 acres of timber that the local critters call home. There are ATV trails through the woods allowing access for hunting. This tract pairs well with tracts 1 and 3 if you're looking to stretch your legs more.



T3



TRACT 3: 69.351 ± ACRES

This creek bottom tract has a beautiful rock bottom creek, that flows most of the time, winding its way along the field edge for over ¼ mile. There are plenty of building site options with easy access to utilities. It has 190' of road frontage and a shared driveway with a legal, deeded easement. There is approximately 7 acres of grassland so a small hobby farm or homestead would be a great fit. The remaining acreage is all wooded. The timber hasn't been cut in several decades. There's plenty of mast producing oaks to keep the deer and deer hunter happy. If you need more acreage, add tract 4!



T4



TRACT 4: 49.685 ± ACRES

This all-wooded hunting tract includes a legal deeded easement for access and utilities. Electric and county water are approximately 1250' from the property or you can save by building an off-grid hunting cabin. The timber has not been harvested in several decades and contains plenty of mast producing oaks. This is a prime hunting tract with an ATV access trail around the perimeter, flat creek bottom that can be cleared for food plots and hills for those big wary bucks to hunker down. The rock bottom creek meanders for over ¼ mile through this property and flows most of the year.



T5

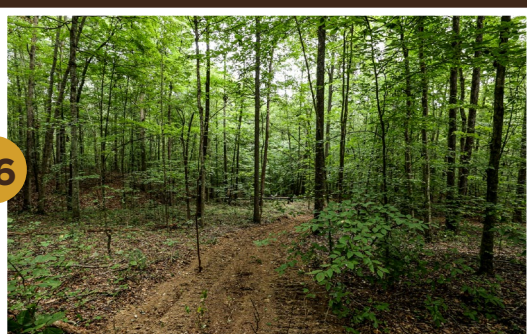


TRACT 5: 26.956 ± ACRES

Tract 5 is dynamite! It includes electric and water on site as well as 2 barns, both in good condition. It is accessed via a legal deeded easement and shares a driveway. This is a great micro-farm, homestead with gorgeous building sites. It is mostly grassland with scattered trees and grown-up fence rows. Don't be surprised when you hear quail whistling or see a big buck munching on clover or gobbler strutting in the spring. This one has a lot to offer and will pair well with tract 6 for more hunting opportunity.



T6



TRACT 6: 24.14 ± ACRES

Tract 6 is a dandy micro-hunting property in an area well known for trophy quality bucks. The topography is gradual and accessible by foot. This all-wooded tract includes a legal deeded easement for access and utilities. Electric and county water are approximately 2000' from the property or you can save by building an off-grid hunting cabin. The rock bottom creek which flows most of the year meanders through the lower portion of the property for nearly 800'. The timber is middle aged to mature and hasn't been harvested in decades.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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