

# LAND AUCTION



**ABSOLUTE AUCTION**

**355.37 AC± | 5 TRACTS | CHRISTIAN CO, KY**

## ABSOLUTE AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 6/2/23 | AUCTION TIME: 2:00 PM**

**AUCTION LOCATION: THE STUDIO 3  
201 W 9TH ST | HOPKINSVILLE, KY 42240**

SELLING ABSOLUTE! Ranch & Farm Auctions and Whitetail Properties Real Estate are honored to be representing Lipscomb University in the sale of 355.37+/- acres of Christian Co, KY land. This Diverse Hunting Tract with Tillable acreage has the right blend of habitat types and topography for Deer & Turkey Hunting with the added-bonus of Tillable acreage! There are several ideal building sites throughout the property, each with scenic views of the surrounding landscape. Miles of road frontage provide easy access to different areas of the property with several established entry points throughout. It has 97+/- tillable acres with several access points for farm equipment. Several areas of open ground provide ideal food plot locations. The tillable acreage and open ground provide lots of edge cover throughout the property. It has 237+/- acres of timber with areas of timbered ridges & draws and areas of lowland river bottom timber. The northern most part of the property has 2500 ft. of frontage along the Pond River. If you're looking for a diverse Hunting Tract with Tillable Acreage and the right blend of habitat types for Deer & Turkey Hunting, give us a call today and schedule your private tour.



### TRACT 1: 80.55 ± ACRES

Diverse Hunting Tract with Tillable acreage and Pond River Frontage! This property has a blend of tillable acreage and river bottom timber that provides ideal deer & turkey hunting habitat! It has 28+/- tillable acres with lots of edge and corners that provide ideal food plot locations. The Pond River sits along the eastern side of the property with 2500 ft. of frontage. The timbered creek bottom has softwoods & mast producing hardwoods with areas of wetland habitat scattered throughout. The property has minimal road frontage with an established entry point.



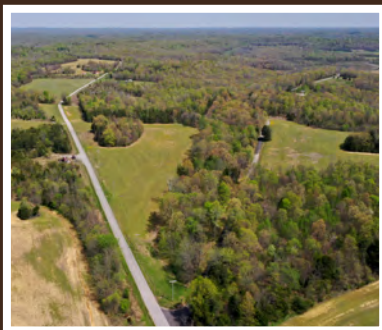
### TRACT 2: 60.4 ± ACRES

Diverse Hunting Tract with Tillable Acreage! This Tract has a rolling topography with the ideal blend of habitat types for Deer & Turkey Hunting. It has 29+/- tillable acres with lots of edge and open areas for food plots. A small pond and several waterways provide water for wildlife and fishing opportunities. It has timbered ridges and draws with softwoods & mast producing hardwoods throughout. There is approximately 1 mile of road frontage on three sides with multiple established entry points and ideal building site.



### TRACT 3: 23.5 ± ACRES

Diverse Hunting Tract with Tillable Acreage! This property has a gently rolling topography with 8+/- tillable acres, lots of edge and ideal food plot locations. It has a timbered ridge & drainage with softwoods, mast producing hardwoods and areas of dense understory throughout. There is approximately 3/4 mile of road frontage along two sides with an established entry point and ideal building site.



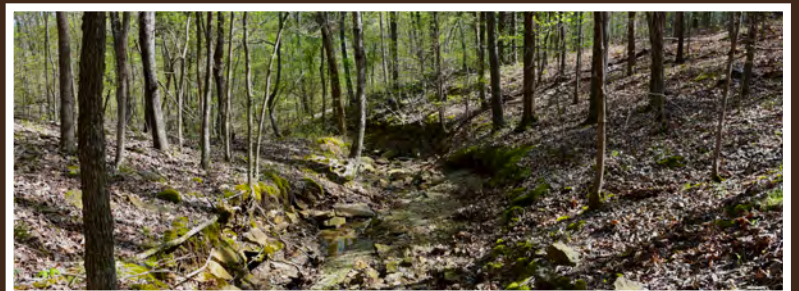
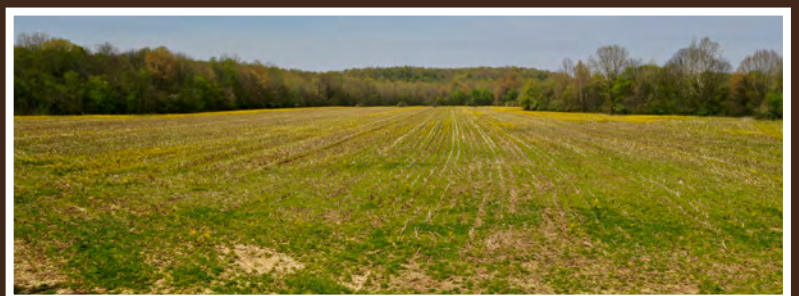
### TRACT 4: 69.8 ± ACRES

Diverse Hunting Tract with Tillable Acreage! This tract has the right blend of habitat types and topography for Deer & Turkey Hunting! It has 26+/- tillable acres with lots of edge and ideal locations for food plots. The tillable acres have a gently rolling topography with several drainages leading into the timbered ridges & draws. The timber is a blend of softwoods & mast producing hardwoods with areas of dense understory throughout. A large creek drainage runs the northeastern portion of the property and is a major travel corridor for wildlife in the area. It has 3350 ft of road frontage with multiple established entry points and an ideal building site.



### TRACT 5: 117.8 ± ACRES

Mostly Timber Hunting Tract with Tillable Acreage! This tract has the right blend of habitat types for Deer & Turkey Hunting with the added-bonus of tillable acreage! It has 5+/- tillable acres spread over each end of the property and 8+/- acres of open ground along the road frontage. The open ground provides several ideal building sites each with scenic views of the surrounding landscape. The interior of the property is a large sections of timbered ridges & draws that consist of softwoods, mast producing hardwoods, cedar thickets and areas of successional growth. A large creeks flows throughout the timber and is a major travel corridor for wildlife in the area.



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

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

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