

# LAND AUCTION



## 574.96 AC± | 6 TRACTS | CALDWELL CO, KY AUCTION:

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**AUCTION DATE:** 1/16/24 | **AUCTION TIME:** 11:00 AM CDT

**AUCTION LOCATION:** CALDWELL CO. EXTENSION OFFICE  
1025 US HWY 62 W, PRINCETON, KY 42445

Dynamite hunting tract! This property offers all the essential elements for the avid hunter and property manager. This large contiguous acreage tract boasts a diverse blend of habitat types, making it an ideal sanctuary for growing, holding, and harvesting mature bucks! With 100± tillable acres, the property generates a steady annual income of \$10,000.00, and was planted in corn for the 2023 season. Additionally, there are 40± acres of open ground, which holds the potential for hay income, further enhancing the property and its practicality. Some areas of the open ground have established stands of clover already in place. The combination of tillable acreage and open ground has created miles of field edge on numerous opportunities for adding additional food plot acreage. For the discerning hunter, this tract presents a plethora of opportunities. Multiple ponds adorn the landscape, providing fishing opportunities and a year-round water source for wildlife in the area. When it comes to scouting and hunting, this tract is well-equipped. Three Redneck blinds and one 2-man deluxe Condo blind remain with the property, strategically positioned in known big buck areas. Rolling topography, timbered ridges, and draws create numerous funnels and pinch points, making it easier to track and intercept game. The property's timber, a mix of softwoods and mast-producing hardwoods, was selectively cut a decade ago, allowing for regeneration and a healthy habitat. Amongst the timbered areas, you'll find sections of dense understory that provide the ideal security and bedding cover for big bucks. Black Creek and several drainages flow throughout the property. Black Creek is a major travel corridor for wildlife in the area with several ideal ambush sites along its path. This natural feature enhances the property's already exceptional hunting potential. Navigating the vast terrain is made effortless by the established trail system, which spans the property and is wide enough to accommodate a tractor and implements, easing transportation and management activities. Access is further facilitated with over 1 mile of road frontage along multiple sides and three gated entry points. In conclusion, this dynamite hunting tract is a remarkable opportunity for any hunting enthusiast or property manager seeking a well-rounded and productive piece of land. With its diverse habitat, established income streams, strategically placed blinds, and extensive trail system, this property is primed for both exceptional hunting experiences and sound land management practices. Give us a call today and schedule your private tour!



### **TRACT 1: 45 ± ACRES**

Diverse hunting tract! This tract has an ideal blend of habitat types with everything needed for deer and turkey hunting! It has a rolling topography throughout with 6± acres of open ground. The open ground has an established stand of clover and a box blind in place. The timber is a blend of softwoods and mast-producing hardwoods with numerous funnels and pinch points. There is 1,100 feet of road frontage with an established entry point and trail system throughout.

### **TRACT 2: 106 ± ACRES**

Mostly timber hunting tract! This mostly timber hunting tract has the right blend of timber and open ground that makes for ideal deer and turkey hunting! It has 9± acres of open ground throughout the property. The open ground provides plenty of ideal food plot locations with some areas having established stands of clover and a box blind in place. It has a rolling topography with timbered ridges and draws throughout. The timber has softwoods and mast-producing hardwoods with lots of Oaks. An established trail system provides easy travel throughout and is wide enough for a tractor and implements. Black Creek runs through the property and is a major travel corridor for wildlife in the area. It has 2,000 feet of road frontage and an established entry point.

### **TRACT 3: 96 ± ACRES**

Mostly timber hunting tract! This mostly timber hunting tract has the right blend of timber and open ground that makes for ideal deer and turkey hunting! It has 10± acres of open ground via a gas line right of way that runs through the middle of the property. The open ground provides opportunities for food plots and has a box blind in place. It has a rolling topography with timbered ridges and draws and numerous funnels and pinch points. The timber has softwoods and mast-producing hardwoods with lots of Oaks. Black Creek runs through the property and is a major travel corridor for wildlife in the area. It has 1,800 feet of road frontage and an established entry point.

### **TRACT 4: 33 ± ACRES**

Small acreage hunting tract with a nice building place for a cabin! This all timber hunting tract would make the ideal base camp. It has a rolling topography with timbered ridges and draws throughout. The timber is a blend of softwoods and mast-producing hardwoods with plenty of Oaks. Black Creek runs through the property and is a major travel corridor for wildlife in the area. There is a small electrical transmission line cutting through the property offering a diversity of habitat for wildlife. This could also be an ideal place to establish a food plot. It has 450 feet of road frontage along Good Springs Road and adjoins tillable acreage to the east, so it is sure to hold some big bucks.

### **TRACT 5: 121 ± ACRES**

Follow the winding gravel road all the way to the end where you are greeted by this Western Kentucky big buck hot spot! This tract has the ideal blend of habitat types for deer and turkey hunting with the added bonus of tillable income. It has 38± tillable acres throughout that was planted in corn for the 2023 growing season. The tillable acreage provides plenty of opportunities for food plots and standing grain plots and has several box blinds in place. It has a rolling topography with timbered ridges and draws throughout. The timber is a blend of softwoods and mast-producing hardwoods with lots of Oaks. There are several small ponds and feeder streams that provide plenty of water for wildlife. It has minimal road frontage with a gated entry point. Power is available at the entry so you could easily add a hunting lodge or home.

### **TRACT 6: 173 ± ACRES**

Tucked off a small dead-end county road this farm is as diverse as they come! It has all the key ingredients of a great deer and turkey hunting tract with the added bonus of tillable income! The 67± tillable acres that were planted in corn for the 2023 growing season are spread out in two fields, meandering through the entire farm.. The tillable acreage has lots of edge with several ideal locations for standing grain plots and a box blind in place. A large pond provides plenty of water for wildlife and fishing opportunities. An additional 9± acres of open ground throughout the property provides plenty of acreage for food plot plantings. The property has a rolling topography with timbered ridges and draws throughout. The timber is a blend of softwoods and mast-producing hardwoods with lots of Oaks. An established trail system runs throughout the property and is wide enough for a tractor and implements. Great building sites right off the county road.



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
MARK WILLIAMS, AGENT: 270.836.0819 | [mark.williams@whitetailproperties.com](mailto:mark.williams@whitetailproperties.com)  
JUSTIN MASON, AGENT: 270.841.3000 | [justin.mason@whitetailproperties.com](mailto:justin.mason@whitetailproperties.com)

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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (237494) | Debbie Laux, Ranch & Farm Auctions, KY Broker License # 247145 | Derek Fisher, Whitetail Properties Real Estate, KY Broker License #265593  
Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Mark Williams, KY Land Specialist for Whitetail Properties Real Estate, LLC, 270.836.0819 | Justin Mason, KY Land Specialist for Whitetail Properties Real Estate, LLC, 618.638.5031 | Cody Lowderman, KY Auctioneer, RP 3502