

LAND AUCTION



160 AC± | 1 TRACT | SPENCER CO, IN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/5/23 | AUCTION TIME: 11:00 AM CDT

**LOCATION: OWENSBORO CONVENTION CENTER
501 WEST 2ND STREET, OWENSBORO, KY 42301**

Situated in the southern part of the county amongst expansive agriculture fields sits this block of bottom-land timber that has been developed into a turn-key multi-species hunting property. This property has been meticulously set up to capitalize on its location and maximize its potential as a big buck factory. It features great access along its entire eastern boundary with 2 drives off of SR-161. Both pull offs lead to productive tillable fields totaling 33± acres with open tenancy for 2024. Multiple established food plots are no-doubt providing some of the absolute best forage around for the area's resident deer population. 2 brand new Redneck hunting blinds overlooking impressive winter greens plots will be included in the sale so the buyer can start enjoying the property right away. An internal trail system provides great access, linking the food plots together and provides a basis for establishing movement patterns. Both the north and south boundaries are flanked by wet weather sloughs that have been absolutely covered up with teal and wood ducks the days we have visited the property. With a little work, we have no doubt both ends of this farm could be developed into quality duck holes that could consistently produce, furthering this property's diversity. Without a doubt the centerpiece of this farm is the 100± acres of unbroken bottom-land timber. Making up the core of this farm, this tract of timber is mature and ready to harvest. We found several notable swamp white oaks, pin oaks, hickories, and walnuts to be excited about. The balance of the timber is mostly mature maple, poplar, and cottonwood.

With so much open tillable acreage in the surrounding area, this property is part of a much larger block of bottom-land timber making these woods and food plots an oasis for the area wildlife now that the crops are harvested. Currently the wooded acreage on this property is littered with fresh rubs, scraps, and clear sign of regular travel. Deer densities in these bottom-land timber tracts typically increase throughout the season, peaking just before the late winter wet season pushes them to higher ground. Turkey populations can fluctuate in this part of the county but we did find sign on our first walk so there are definitely turkeys in the area. Other activities on the property include predator and small game hunting, mushroom and wild berry foraging, and incredible trapping opportunities.

If you've been searching for property that has all the right features for developing it's hunting potential, you'll be hard pressed to find a better representation of a bottom-lands timber hunting property in southern Indiana. We have no doubt; once you tally all the attributes, you're going to fall in love with this property just like we have!



TRACT 1: 160 ± ACRES

- **Deeded acres:** 160±
- **FSA Farmland Acres:** 33±
- **Taxes:** \$480.00
- **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:** NE ¼ S19 T8S R6W Spencer Co, IN
- **PIDs:** 74-17-19-100-006.000-017
- **Lat/Lon:** 37.8114, -87.1151
- **Zip Code:** 47635



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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