



WHITETAIL PROPERTIES

HUNTING & FARMLAND SPECIALISTS

202 Acre Ohio County Kentucky Superb Hunting Tract with Cabin



Acreage

202

State

Kentucky

County

Ohio

Price

\$399,000

Here's your chance to own 202 acres of prime whitetail habitat in the nation's #1 Boone and Crockett state. That's right; in 2011 Kentucky registered more Boone and Crockett bucks than any other state in the nation. This farm has all the ingredients to grow and hold monster KY bucks. First of all there is 35 acres of crop ground that not only make a great food plot, but is also a source of income for the owner. Completely surrounding the ground fields in 40 acres of CRP ground which pays the owner \$5,000 a year. This ground is planted in warm season grasses and has an outstanding growth of native white top clover, thus providing both cover and food. The remaining 127 acres is in hardwood ridges and hollows. The ridges are loaded with white oak and red oak providing even more food for the wildlife. The hollows are thick and gnarly making prime bedding cover – the real key to holding mature deer! Be sure and look at the map of this property. The way the fields are laid out creates a tremendous amount of edge and makes this 202 acres hunt like 300. Also there is a small simple cabin at the front of the property that works well for spending a few days in hunting camp. This is one of the finest hunting farms I have ever listed and with the income from crops and CRP it's a good investment. Call Boyce today for your private showing.

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