

## Land for Sale In Western Kentucky Big Buck Dream Land

**Address:** new concord, KY



**Paul Thomas**

(270) 537-4422(cell)

pthomas@mossyoakproperties.com

**Acreage:** 738

**Price:** \$1,800,000

**County:** Calloway

**MOPLS ID:** 46827

**GPS Location:** 36.5573 X -88.0811

**Lakefront**

**Timberland**

South Lancer Farm located on the western shores of Kentucky Lake is a 738 acre hunting and tree farm. The property is at 2 miles long by 1 mile wide with 5 entrances that come off of a state or county roadway. There is also at 1/3 mile of shoreline on Kentucky Lake which is one of the largest man-made lakes in the world which is home to some of the finest crappie and bass fishing.

South Lancer Farm is the first site in Kentucky that was used for the restocking of the Eastern Wild Turkey wherein Kentucky traded Missouri river otters for wild turkey to restore the flock in Kentucky. Now the farm is home to hundreds of wild turkey where it is not unusual to see flocks of 60 or more birds together frequently. Every year wild turkeys are harvested by hunters coming from distant states to hunt this special property. The deer herd is healthy, trophy sized, and numerous. Close to 20 Pope&Young deer have been harvested on the property. The property has also been featured five times on national TV on the Outdoor Channel. Hunters Brenda Valentine from Bass Pro, country music singer Craig Morgan on All Access Outdoors, and Laramy Miller from The Quest for the One have all been successful in harvesting trophy deer for their TV programs.

The property has at 10 miles of interior roads for ATVs and at 4 miles for trucks including a large interior roadway built by Westvaco when the property was a tree farm for their paper mill. There is a 2000 square feet, 4 bedroom manufactured home on the property with a good well and septic system. Included with the property are a bulldozer and Case 75 HP tractor with a bucket and bush hog. Farm implements for food plots are included as well. There are numerous deer stands and shooting blinds on the property. Overlooking Warrior Field is a large shooting house. Year round water is present for the wildlife both from the lake and an interior creek on the property. All of the roadways, fields, and food plots are named after famous American historical military figures and places with signage to denote such.

Michael Cunningham who grew up on the property is available as an outfitter, guide, and caretaker for the property. Mike has harvested a number of Pope & Young deer on the property.





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Munfordville- 270-524-1980  
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