

NEW



The Barren River Ranch

561.87 +/- Acres | Warren County, KY | \$4,900,000



National Land Realty
2724 Halifax Bailey Road
Scottsville, KY 42164
NationalLand.com

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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

Single Continuous Tract | 2+ Miles of Barren River Frontage | Warren County, Kentucky

Welcome to one of the finest hunting and recreational properties in South Central Kentucky. A rare 561.87± acre riverfront estate with over two miles of pristine Barren River frontage, located just 10 minutes north of Bowling Green.

Built for the serious outdoorsman yet refined enough for year-round living or weekend escapes, The Barren River Ranch combines world-class whitetail and turkey hunting with income-producing farmland and brand-new luxury improvements.

Property Highlights

- 2 + miles of direct Barren River frontage – ideal for fishing, kayaking, and duck hunting
- 96 +/- acres of fertile, income-producing bottomland farmland along the river
- Dense stands of mature hardwoods, rolling ridges, and hidden food plot locations
- Proven trophy-buck and big gobbler habitat enhanced by large neighboring tracts
- Diverse terrain creating natural funnels and travel corridors



ACREAGE BREAKDOWN

96 +/- Acres of Cropland

50 +/- Acres of Pasture and Field

415 +/- Acres of Mixed Hardwoods

2.4 +/- Miles of of Barren River Frontage

PARCEL #/ID

025-77B, 025-79

ADDRESS

1345 Jenkins Road

Bowling Green, KY 42101

LOCATION

1345 Jenkins Road

TAXES

\$2,095/year (2024)

PROPERTY HIGHLIGHTS

- 96 +/- acres of income producing cropland
- Proven trophy buck habitat
- Newly built modern home featuring an open concept design and stunning outdoor views
- Strong timber investment potential
- Modern shop/venue with a flexible, open layout, offering the perfect canvas for an owner to customize to their vision
- 10 minute drive from Bowling Green, Kentucky
- 2+ miles of Barren River frontage
- Opportunity to flood the field seasonally for prime waterfowl habitat
- Rolling landscapes allow for dynamic, run-and-gun turkey hunting experiences



ESTIMATED INCOME

\$15,000

nationalland.com/listing/the-barren-river-ranch



COMMERCIAL PROPERTY HIGHLIGHTS

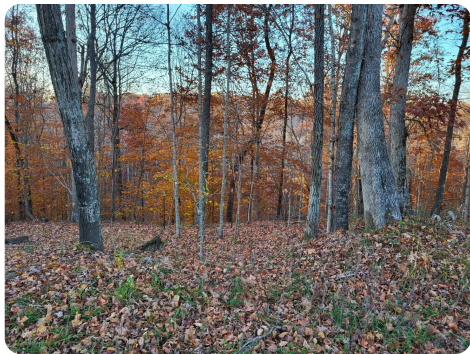
Zoning

Agriculture

Listing ID#

3258689





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561.77 AC

DEED

THIS DEED OF CONVEYANCE made and entered into on the 20th day of June, 2023, by and between **Outlook Outdoors, LLC**, a Kentucky limited liability company, as to and undivided 2/3 interest, whose mailing address is P.O. Box 477, Morgantown, KY 42261, and **Old Hickory Land, Inc.**, a Kentucky corporation, as to an undivided 1/3 interest, whose mailing address is P.O. Box 152, Aberdeen, KY 42201, hereinafter referred to as "GRANTOR"; and the **Brown Jr and Sr Enterprises, LLC**, a Tennessee limited liability company, whose mailing address is 4840 Byrd Lane, College Grove, TN 37046, hereinafter referred to as the "GRANTEE."

WITNESSETH: That for and in consideration of the sum of **Two Million Five Hundred Thousand and 00/100 Dollars (\$2,500,000.00)**, cash in hand paid, the receipt of which is hereby acknowledged, the Grantor does hereby bargain, sell, alien, grant, deed and convey unto the Grantee, in fee simple, its successors and/or assigns, the following described real property located in Warren County, Kentucky, TO WIT:

SEE EXHIBIT "A" ATTACHED

TO HAVE AND TO HOLD the above-described real property with all improvements thereon and appurtenances thereunto belonging unto the Grantee, its successors and/or assigns, with Covenants of General Warranty of Title; subject, however, to such easements and grants as may exist for rights-of-way, public roads and public utilities, all applicable building and use

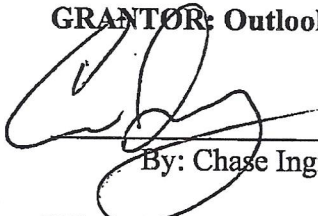
restrictions of record, and rules and regulations of the City-County Planning Commission of Warren County, Kentucky, if applicable.


All real property taxes and assessments payable in the year of this conveyance shall be prorated between the parties as of the date of closing and possession shall be given upon execution and delivery of this Deed. The tax bill for the year of this conveyance shall be mailed in care of the Grantee, Brown Jr and Sr Enterprises, LLC, c/o Raiford Brown, 4840 Byrd Lane, College Grove, TN 37046.

The parties hereto state that the consideration reflected above is the full consideration given for the property. The Grantee joins in this Deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.135.

IN TESTIMONY WHEREOF, witness the signature of the Grantor and the Grantee on the date first above written.

GRANTOR: Outlook Outdoors, LLC

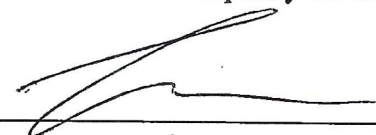

By: Chase Ingram, Member


By: Eric Ingram, Member

COMMONWEALTH OF)
KENTUCKY) ss
COUNTY OF WARREN) June

The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me this 20th day of ~~April~~ June, 2023, by Chase Ingram and Eric Ingram, as members of Outlook Outdoors, LLC, a Kentucky limited liability company, who executed the foregoing instrument and acknowledged same to be their own free act and deed, in their official capacity on behalf of said company; as GRANTOR.

Joseph Ryan Loney
Notary Public & Online Notary Public
Kentucky, State at Large
Notary ID KYNP40928
My Commission Expires 01-23-2026


Notary Public, ID # KYNP40928
My Commission expires: 1/23/2026


^{EG}
GRANTOR: Brown Jr and Sr Enterprises, LLC


By: Raiford Brown, Member

STATE OF Tennessee
COUNTY OF Williamson) ss

The foregoing Deed and Consideration Certificate was acknowledged and sworn to before me this 20 day of June, 2023, by Raiford Brown, as authorized Member of Brown Jr and Sr Enterprises, LLC, a Tennessee limited liability company, who executed the foregoing instrument and acknowledged same to be his own free act and deed, in his official capacity on behalf of said company; as GRANTEE.




Notary Public, ID # _____

My Commission expires: 2-1-27

This instrument was prepared by:

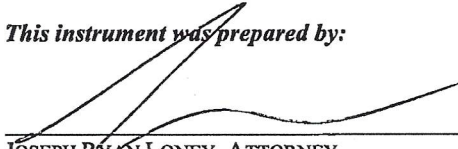

JOSEPH RYAN LONEY, ATTORNEY
UPLAND TITLE, LLC
1705 Ashley Circle
Bowling Green, Kentucky 42104
Phone (270) 282-4976

Exhibit "A"
Legal Description

PROPERTY ONE: 0 Jenkins Road, Bowling Green, KY 42101 (498.37 Acres)
PTID: 025A-79

PARCEL NUMBER I

Being a certain tract of land lying on the east side of the Jenkins Road. Located at 1355 Jenkins Road, Warren County, Ky. and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a "set rebar" is ½ inches in diameter, eighteen inches in length with yellow plastic cap stamped J. Leftwich PLS #3013. Bearing used to begin survey taken from GPS observation dated 12-15-2020.

Beginning at a ½" rebar cap 3894 found a corner to Janice Molloy (Deed Book 1128 Page 803, Plat Book 41 Page 424) on the south side of a gravel road 25 ft. east of the centerline of the Jenkins Road; thence with the r/w of the Jenkins Road (50 ft. r/w) N 01 deg. 58 min. 09 sec. W 20.52 ft. to a ½" rebar with cap found 25 ft. east of the centerline of the Jenkins Road in the north side of a gravel road a corner to Jeffrey Clark (Deed Book 757 Page 69); thence with Clark, N 87 deg. 05 min. 55 sec. E 572.56 ft. to a ½" rebar with cap found at a stone on the north side of a gravel road; thence N 01 deg. 57 min. 25 sec. E 894.24 ft. to a Stone found [Referenced: N 72 deg. 45 min. 01 sec. W 0.23 ft. from a 5/8" rebar cap 3360 found] a corner to Clark and Matthew Tracey (Deed Book 744 Page 345) Connard Campbell (Deed Book 1015 Page 899); thence with Campbell, Jeremy Landrith (Deed Book 1082 Page 380) Michael Fortier (Deed Book 838 Page 274) Gerald Ramsey (Deed Book 1109 Page 833) Rex Joiner (Deed Book 787 Page 723) Glenn Bums (Deed Book 595 Page 349) N 41 deg. 39 min. 05 sec. E [passing a ½" rebar found a corner to Joiner and Bums at 1737.22 ft.] 2125.37 ft. to a point a corner to Bums on the west bank of Barren River; thence with the meanders of the bank of Barren river, S 07 deg. 02 min. 39 sec. E 287.48 ft.; thence S 12 deg. 19 min. 51 sec. E 147.73 ft.; thence S 17 deg. 21 min. 51 sec. E 185.91 ft.; thence S 25 deg. 11 min. 44 sec. E 333.78 ft.; thence S 53 deg. 19 min. 35 sec. E 862.49 ft. to a set ½" rebar; thence S 69 deg. 12 min. 23 sec. E 346.62 ft. to a set ½" rebar; thence S 71 deg. 56 min. 05 sec. E 250.60 ft.; thence S 69 deg. 18 min. 01 sec. E 370.47 ft.; thence S 74 deg. 09 min. 22 sec. E 183.21 ft.; thence S 80 deg. 07 min. 54 sec. E 212.68 ft. to a set ½" rebar; thence S 87 deg. 42 min. 02 sec. E 156.00 ft.; thence N 85 deg. 38 min. 02 sec. E 235.64 ft.; thence N 80 deg. 54 min. 31 sec. E 137.03 ft.; thence N 73 deg. 33 min. 41 sec. E 433.32 ft. to a set ½" rebar; thence N 72 deg. 36 min. 51 sec. E 501.39 ft.; thence N 79 deg. 34 min. 56 sec. E 308.11 ft.; thence N 82 deg. 06 min. 24 sec. E 201.76 ft. to a set ½" rebar; thence N 86 deg. 45 min. 11 sec. E 304.42 ft.; thence N 83 deg. 55 min. 27 sec. E 181.08 ft.; thence N 86 deg. 42 min. 31 sec. E 300.84 ft.; thence N 82 deg. 42 min. 25 sec. E 206.04 ft. to a set ½" rebar; thence N 86 deg. 54 min. 40 sec. E 225.23 ft.; thence S 76 deg. 52 min. 37 sec. E 212.17 ft.; thence S 58 deg. 56 min. 30 sec. E 141.98 ft.; thence S 46 deg. 49 min. 23 sec. E 184.87 ft.; thence S 45 deg. 02 min. 21 sec. E 180.73 ft. to a set ½" rebar; thence S 50 deg. 08 min. 29 sec. E 239.60 ft.; thence S 58 deg. 08 min. 05 sec. E 101.91 ft.; thence S 66 deg. 11 min. 04 sec. E 77.50 ft.; thence S 72 deg. 03 min. 51 sec. E 111.94 ft.; thence S 80 deg. 18 min. 22 sec. E 80.95 ft.; thence S 75 deg. 58 min. 35 sec. E 136.46 ft.; thence S 64 deg. 24 min. 25 sec. E 118.88 ft.; thence S 23 deg. 06 min. 17 sec. E 58.45 ft.; thence S 11 deg. 11 min. 08 sec. W 72.31 ft. to a set ½" rebar; thence S 18 deg. 01 min. 24 sec. W 164.38 ft.; thence S 41 deg. 39 min. 57 sec. W 103.50 ft.; thence S 51 deg. 08 min. 27 sec. W 80.58 ft.; thence S 63 deg. 25 min. 23 sec. W 136.98 ft.; thence S 79 deg. 54 min. 03 sec. W 350.47 ft.; thence S 83 deg. 24 min. 38 sec. W 201.88 ft. to a set ½" rebar; thence S 80 deg. 06 min. 09 sec. W 211.03 ft.; thence S 85 deg. 23 min. 39 sec. W 79.13 ft.; thence S 77 deg. 59 min. 23 sec. W 181.17 ft.; thence S 78 deg. 35 min. 11 sec. W 226.36 ft.; thence S 66 deg. 56 min. 28 sec. W 190.29 ft. to a set ½" rebar; thence S 67 deg. 50 min. 40 sec. W 678.83 ft.; thence S 60 deg. 34 min. 58 sec. W 432.01 ft.; thence S 53 deg. 23 min. 56 sec. W 280.73 ft. to a point on the west bank of Barren River a corner to Smith (Deed Book 938 Page 711, Farm Two Parcel Four); thence leaving the river with Smith (Parcel Four) N 85 deg. 06 min. 10 sec. W [passing a set ½" rebar on top of bluff at 147.17 ft.] 3352.11 ft. to a Stone found painted a corner to Smith and Robert Molloy (Deed Book 1134 Page 810, Plat Book 41 Page 424); thence with Molloy, N 14 deg. 16 min. 46 sec. W 1457.36 ft. to a ½" rebar found in the center of existing unimproved farm road; thence with the centerline of an existing unimproved farm road, N 53 deg. 55 min. 16 sec. W 159.35 ft.; thence N 58 deg. 12 min. 31 sec. W 72.50 ft.; thence N 70 deg. 15 min. 35 sec. W 114.45 ft.; thence N 78 deg. 15 min. 53 sec. W 93.50 ft.; thence N 82 deg. 54 min. 09 sec. W 85.01 ft.; thence N 89 deg. 09 min. 06 sec. W 153.77 ft.; thence S 77 deg. 01 min. 12 sec. W 61.61 ft.; thence S 52 deg. 59 min. 29 sec. W 89.48 ft. to a ½" rebar found; thence S 33 deg. 40 min. 57 sec. W 84.20 ft.; thence S 35 deg. 32 min. 13 sec. W 78.24 ft.; thence S 53 deg. 22 min. 38 sec. W 52.57 ft.; thence S 89 deg. 55 min. 44 sec. W 91.06 ft.; thence S 81 deg. 48 min. 04 sec. W 72.63 ft.; thence S 56 deg. 21 min. 17 sec. W 93.56 ft.; thence S 31 deg. 49 min. 24 sec. W 80.90 ft.; thence S 13 deg. 23 min. 16 sec. W 40.76 ft.; thence S 03 deg. 17 min. 52 sec. E 43.56 ft.; thence S 20 deg. 34 min. 40 sec. E 103.53 ft.; thence S 22 deg. 44 min. 05 sec. E 69.79 ft.; thence S 11 deg. 18 min. 29 sec. E 38.86 ft.; thence S 18 deg. 54 min. 38 sec. W 41.35 ft. to a ½" rebar found in the center of farm road; thence S 52 deg. 44 min. 53 sec. W 119.00 ft. to a ½" rebar found in the north edge of farm road; thence S 66 deg. 39 min. 53 sec. W 353.00 ft. to a ½" rebar found in the center of farm road; thence S 00 deg. 31 min. 01 sec. E 13.80 ft. to a ½" rebar cap 3894 found south side of farm road a corner to Molloy and Janice Molloy (Deed

Book 1128 Page 803, Plat Book 41 Page 424); thence with Janice Molloy, S 87 deg. 43 111in. 59 sec. W 582.90 ft. to the beginning containing 272.05 acres more or less as surveyed by Joe R. Leftwich, PLS #3013 with Leftwich Land Surveying Inc. on 12-15-2020. This property is subject to any exiting r/w's or easements.

PARCEL NUMBER II

Being a certain tract of land lying on the east side of the Jenkins Road. Located at 1355 Jenkins Road, Warren County, Ky. and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a "set rebar" is ½ inches in diameter, eighteen inches in length with yellow plastic cap stamped J. Leftwich PLS #3013. Bearing used to begin survey taken from GPS observation dated 12-15-2020.

Beginning at a 5/8" rebar cap 3360 found 25 ft. east of the centerline of the Jenkins Road a corner to Bobby Hazel (Deed Book 363 Page 458, Deed Book 683 Page 67, Plat Book 16 Page 171); thence with Hazel, N 85 deg. 11 min. 25 sec. E 404.25 ft. to a 5/8" rebar cap 3360 found; thence S 85 deg. 41 min. 07 sec. E 378.91 ft. to a 5/8" rebar found at a stone found painted in old fence; thence N 01 deg. 10 min. 36 sec. E 604.48 ft. to a set ½" rebar at a stone found painted; thence N 89 deg. 08 min. 59 sec. W 364.25 ft. to a set ½" rebar [13.09 ft. east of a 5/8" rebar cap 3360 found and 62.88 ft. north of an iron pipe found] a corner to Hazel and Robert Molloy (Deed Book 1134 Page 810, Plat Book 41 Page 424); thence with Molloy, N 00 deg. 35 min. 37 sec. W 729.62 ft. to a 5/8" rebar cap 3360 found; thence S 85 deg. 31 min. 46 sec. E 1906.29 ft. to a Stone found painted a corner to Molloy and Smith (Deed Book 938 Page 711, Farm Two Parcel One Tract One); thence with Smith (Parcel One) S 85 deg. 06 min. 10 sec. E [passing a set ½" rebar at 3204.94 on top of bluff] 3352.11 ft. to a point on the west bank of Barren River a corner to Smith (Parcel One); thence with the meanders of the west bank of Barren River, S 53 deg. 23 min. 56 sec. W 160.10 ft.; thence S 51 deg. 09 min. 26 sec. W 330.07 ft.; thence S 38 deg. 40 min. 23 sec. W 210.39 ft.; thence S 34 deg. 37 min. 46 sec. W 215.66 ft.; thence S 30 deg. 42 min. 09 sec. W 152.85 ft. to a point on the west bank of Barren River a corner to Bennie Draper (Deed Book 709 Page 221); thence leaving the river with Draper, N 86 deg. 11 min. 39 sec. W [passing a set ½" rebar at a t-post found on top of bluff at 108.55 ft.] 2712.73 ft. to a set ½" rebar at a stone found painted at a sink near fence corner; thence S 04 deg. 39 min. 27 sec. W 1282.25 ft. to a set ½" rebar at a stone found painted at a fence corner a corner to Draper and Debra Koostra Shoulders (Deed Book 1034 Page 735); thence with Shoulders, S 04 deg. 26 min. 55 sec. W 2259.73 ft. to a 5/8" rebar found at a stone found painted at a fence post a corner to Shoulders and Novice Belcher (Deed Book 1137 Page 596); thence with Belcher, N 76 deg. 51 min. 52 sec. W 1069.11 ft. to a stone found painted at a t-post a corner to Belcher and James Heady (Deed Book 802 Page 752); thence with Heady, N 71 deg. 52 min. 17 sec. W 563.21 ft. to a 20" Hickory found with three hack marks [Referenced: N 70 deg. 01 min. 38 sec. W 2.83 ft. from a set ½" rebar between two t-post a corner to Heady and Tommy Martin (Deed Book 827 Page 215); thence with Martin, N 00 deg. 35 min. 02 sec. E 2712. 12 ft. to a 5/8" rebar cap 3360 found at a stone found painted; thence S 86 deg. 06 min. 23 sec. W 428.65 ft. to a 5/8" rebar cap 3360 found a corner to Martin, 25 ft. east of the centerline of the Jenkins Road; thence with the r/w of the Jenkins Road (50 ft. r/w) N 22 deg. 16 min. 40 sec. E 24.89 ft.; thence N 16 deg. 56 min. 25 sec. E 33.08 ft.; thence N 07 deg. 01 min. 53 sec. E 31.93 ft.; thence N 08 deg. 38 min. 53 sec. W 29.40 ft. to the beginning containing 226.32 acres more or less as surveyed by Joe R. Leftwich, PLS #3013 with Leftwich Land Surveying Inc. on 12-15-2020. This property is subject to any existing r/w's or easements.

SOURCE OF TITLE: Being the same property conveyed to Outlook Outdoors, LLC, a Kentucky limited liability company, as to and undivided 2/3 interest and Old Hickory Land, Inc., a Kentucky corporation, as to an undivided 1/3 interest, from Eaton & Blankenship Investments, LLC, a Kentucky limited liability company, by Deed dated June 2, 2021, of record in Deed Book 1232, Page 695, in the office of the Warren County Clerk

PROPERTY TWO: 1345 Jenkins Road, Bowling Green, KY 42101 (63.414 Acres)
PTID: 025A-77B

Being Lot No. 2 as shown in Major Plat Book 41, Page 424, consisting of 63.414 acres, more or less, in the Office of the Warren County Clerk.

SOURCE OF TITLE: Being the same property conveyed to Outlook Outdoors, LLC, a Kentucky limited liability company, as to and undivided 2/3 interest and Old Hickory Land, Inc., a Kentucky corporation, as to an undivided 1/3 interest, from Robert Molloy and Krista Molloy, husband and wife, and Jonathan Molloy, unmarried, by Deed dated January 11, 2022, of record in Deed Book 1273, Page 298, in the office of the Warren County Clerk.

DOCUMENT NO: 2005329
RECORDED: June 22, 2023 10:00:00 AM
TOTAL FEES: \$53.00 TRANSFER TAX: \$2,500.00
COUNTY CLERK: LYNETTE YATES
DEPUTY CLERK: LINDA BEACH
COUNTY: WARREN COUNTY
BOOK: D1282 PAGES: 753 - 758

