



Turn-Key Hunting Farm with Marketable Timber

297.36 +/- Acres | Adair County, KY | \$679,950



ADDRESS

0 KY Hwy 1952
Columbia, KY 42728

LOCATION

From the junction of Cumberland Parkway and Hwy 61 in Columbia, proceed south on Hwy 61 for 4.6 miles to Hwy 768. Turn left onto Hwy 768 and proceed for 3.9 miles to Hwy 1952. Continue straight onto Hwy 1952 and proceed for 0.9 miles to property entrance on right.

PROPERTY SUMMARY

This 297-acre Southern Kentucky property offers exceptional opportunities for outdoor enthusiasts and investors. A recent boundary survey and a 2025 timber appraisal show over 1.2 million board feet of marketable hardwood timber valued at \$321,600. The land features over 3.5 miles of maintained trails, eight food plots, four box blinds, and eight ladder stands, ideal for hunting whitetail deer and wild turkey. The area is known for excellent wildlife genetics and this property has not been hunted in two years. The terrain and timber could support additional development for habitat management and financial return. Utilities, including water, electricity, and fiber optic internet, are available, making it perfect for a home or hunting retreat. With marketable timber and an established hunting layout this is a rare investment opportunity.

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