

Crosley Lane Farm

476.50 Acres

Mason County, KY

\$2,995,000



HAYDEN  OUTDOORS.

Crosley Lane Farm

TOTAL ACRES:

476.50

PRICE:

\$2,995,000

COUNTY:

Mason County

CLOSEST TOWN:

Mayslick, KY

Presented by



Pat Doyle

📍 Broker

✉ PDoyle@HaydenOutdoors.com

📞 615.490.2771



HAYDEN OUTDOORS.
REAL ESTATE





Property Summary

This amazing turnkey recreational property has been under intense Quality Deer Management (QDM) for over 10 years, boasting an incredibly impressive and well-documented harvest track record of Boone and Crockett, and Pope and Young bucks. Tucked away with end-of-the-road privacy, this stunningly beautiful rolling topography features the ultimate habitat for growing trophy bucks with the added bonus of nice improvements with million dollar views



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, Upland Birds
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Timber
Water View | Waterfront
Wooded

Land Details

Address: 4299 Crosley Lane,
Mayslick, Kentucky 41055, USA
Closest Town: Mayslick
Total Acres: 476.50
Deeded Acres: 476.50
Zoning: Ag
Topography: Level, rolling
Vegetation: Pasture, wooded
Tillable/Crop/Orchard Acres: 46
Estimated Taxes: \$2,316 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Homes: Custom Main House & Guest Cabin
Style of Home(s): 2 Story
Finished Sq. Ft.: 5,000
Bedrooms: 7
Full Bathrooms: 3
Basement: None
Parking Types: Detached Garage & Driveway
Outbuildings: 3
Types of Outbuildings: Barn,
Shop & Equipment Barn
Other Improvements: 5 ponds, custom,
elevated box blind deer stands
Fence Type: Wire
Cooling Systems: Forced Air Cooling
Heating Systems: Electric Heaters,
Fireplace & Forced Air
Waterfront Features: Year-round
flow of Shannon Creek



Land

This husband and wife team have taken their passion of year-round farming for wildlife, and created a truly thriving north central Kentucky trophy-buck paradise. 476 +/- acres blessed with excellent genetics, and combined with a perfect blend of fertile tillable crop ground, majestic hardwood ridges, river bottoms, plus seasonally planted crops and food plots

Over a mile and a half of coveted water frontage on the year-round robust flow of Shannon Creek, plus ideal natural travel corridors connecting nutritional food sources to bedding areas providing the ideal habitat for daytime movement of mature bucks. This property conveys ready-to-go with multiple custom "Amish" built elevated box blinds, plus numerous lock-on and ladder stands strategically positioned throughout the property providing the ultimate turnkey hunting paradise

Top it off knowing the neighboring property owners are working the same wildlife management practices bringing the total to over 2200 contiguous fair-chase acres under strict QDM, creating an amazing environment of thriving populations of deer, strutting eastern gobblers and quail

If you are looking for the ultimate turnkey trophy buck property complete with nice improvements prominently positioned on one of the many gorgeous hilltops, Crosley Lane Farm is the place that checks all the boxes





Improvements

- **Main House** – approximately 3,500 sf
 - » 4 bedroom, 2 bathroom
 - Main Level – 28×79
 - Upper Level – 28×50
 - Game Room – 18×24
 - Wrap-around maintenance-free composite decking
- **Guest Cabin** – approximately 1500sf
 - » 3 bedroom, 1 bathroom
- **Detached Garage Plus Barn And Outbuildings**
- **Metal Perimeter Fencing And Cross-Fencing Throughout The Pastures**
- **Utilities include high speed fiber WiFi, utility district water, electric and septic**

Recreation

Trophy Deer and Spring Turkey Hunting

Kentucky offers the deer hunting enthusiast many hunt method options and seasons including archery/crossbow, muzzleloader, and rifle. Early archery/crossbow begins the first Saturday of September and offers the unique opportunity to hunt mature velvet bucks while still in their summer patterns. Kentucky offers one of the longest hunting seasons from September through mid-January

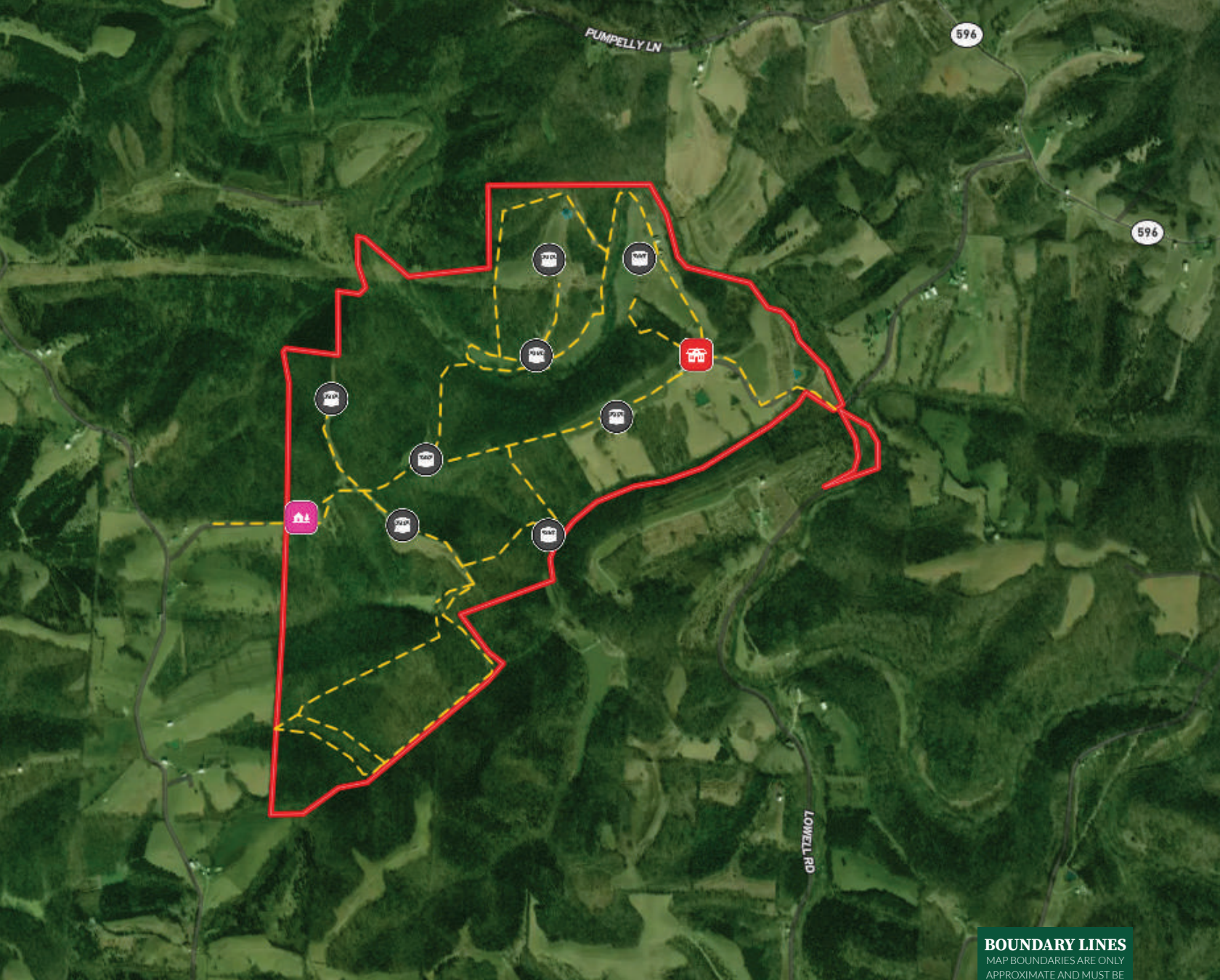
Hunting licenses are available over-the-counter in Kentucky allowing the owner and guests the convenience and peace of mind for planning each season afield. The one buck per year rule in the state of Kentucky allows bucks the necessary time to fully mature. These factors combined with quality deer management (QDM) practices provides the ideal formula for an incredibly rewarding hunting experience

Spring turkey season for the fired-up, strutting eastern gobbler is absolutely amazing and unrivaled. The springtime green-up is truly a spectacular time to be outdoors in Kentucky during a three-week period from mid-April through the first weekend of May

Fishing and Year-round Recreation

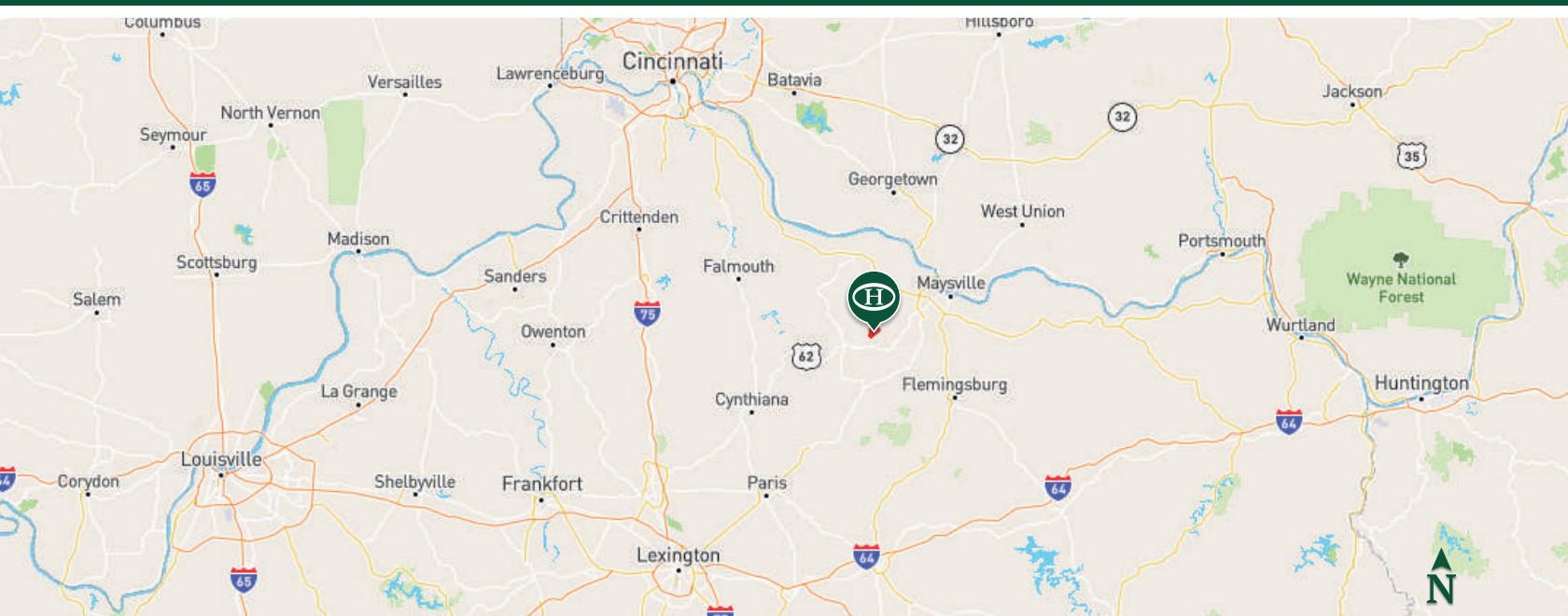
Two beautiful spring-fed ponds loaded with largemouth bass and crappie

Hike or trail ride your ATV's in the offseason along endless trails that provide access to all parts of the property



BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

- Boundary
- Road/Trail
- Main House
- Cabin
- Blind





Agriculture

This property has an ideal variety of diverse habitat naturally creating the coveted “edge” and travel corridors mature bucks demand for daylight movement

Marketable timber throughout the property

- Mast producing hardwoods providing the annual coveted food sources for wildlife

45 +/- acres of meticulously managed, tillable crop ground

- Spring plantings of soybeans, corn, clover, alfalfa
- Fall plantings include brassicas, turnips, radishes, winter wheat

General Operations

Quality Deer Management

This 476.5 acre property has been the owner’s “labor of love” for over 10 years. This husband and wife team literally love and live a 24/7/365 passion for growing big mature bucks consistently year after year. The walls of their game room are filled with mature bucks (5.5 – 6.5 yrs old) harvested (mostly archery) from their north central Kentucky free-range property ranging from the 150’s – 180’s BC

Farming For Wildlife

Focus and goals:

- Provide quality year-round nutrition, excellent cover / habitat, and most importantly, let them grow (age) are the focus of everything they do
- Manage a healthy herd by harvesting some does and cull bucks each year
- Supplemental on-demand, year-round mineral sites
- Trail cameras provide year-round monitoring and intelligence
- Shed hunting – 100’s of sheds have been collected over the years
- Consistent predator control





Region & Climate

North Central Kentucky experiences 4 distinct seasons of weather. Springtime green-up is beautiful with comfortable daytime temperatures in the 60's and 70's. Summertime highs range from the high 70's to mid 80's making it ideal for enjoying action-packed fishing on the private ponds for jumbo largemouth bass and thick shouldered crappie

Fall colors are gorgeous, and as the nights turn cooler and the leaves begin to change from green to many vibrant colors, Fall in Kentucky is a heavy favorite boasting comfortable daytime temperatures in the 60's and 70's plus cool comfortable nights in the 40's and 50's. Winter is moderate by most standards boasting daytime temperatures in the mid to upper 40's and nighttime lows in the 30's and 40's, with the rare, but seemingly always welcomed light snowfall

Blue Licks Battlefield State Resort Park

Top Five Things to Do:

- Enjoy a visit to the Pioneer Museum
- Find that special Kentucky Proud specialty item in our Gift Shop
- Retrace the steps of Daniel Boone and the ancient buffalo on our hiking trails
- Visit the site of the last battle of the Revolutionary War
- Dine in at Hidden Waters Restaurant

Location

- 1 hour south of Cincinnati, Ohio
- 1 hour north of Lexington, Kentucky



Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to “Do what they say they will”. Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

DISCLAIMER: Hayden Outdoors Real Estate is a licensed real estate brokerage in multiple US states. For a complete list of states and territories, please visit HaydenOutdoors.com/About. © Copyright 2025 Hayden Outdoors Real Estate. All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates make no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics or other items contained in this magazine. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



HAYDEN OUTDOORS.
REAL ESTATE



866.741.8323 · www.HaydenOutdoors.com