

Glenwood Mill Road Farm

283.00 Acres

Trigg County, KY

\$1,900,000



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Activities & Amenities

Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Hunting - Big Game & Turkey
Income Producing
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Water Access | Water View | Waterfront
Wooded

Land Details

Address: 1358 Glenwood Mill Road,
Cadiz, Kentucky 42211, USA
Closest Town: Cadiz
Total Acres: 283.00
Deeded Acres: 283.00
Zoning: Res/Ag
Topography: Level, rolling
Vegetation: Pasture, wooded
Tillable/Crop/Orchard Acres: 60
Pasture Acres: 215
Riverbottom Acres: 8
Mineral Rights: Yes, Any owned
mineral rights will convey
Include Business? Yes
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Homes: Site Built
Style of Home(s): 1.5 Story
Finished Sq. Ft.: 1,632
Bedrooms: 3
Full Bathrooms: 2
Basement: None
Parking Types: Detached Garage & Driveway
Total # of Spaces: 4
Outbuildings: 5
Other Improvements: Perimeter and cross-fencing
Fence Type: Wire
Cooling Systems: Forced Air Cooling
Heating Systems: Electric Heaters & Forced Air
Foundations: House and detached
garage have concrete foundations
Waterfront Features: Year-round Little
River & Year-round Sinking Fork



Property Summary

This 283 +/- acre Western Kentucky farm offers a nice blend of productive tillable land and pasture, making it an ideal property for both agricultural endeavors and private rural living. Whether you're looking to expand your cattle, or equestrian operations, or simply want to make this your forever property amongst the expansive beauty of the Western Kentucky countryside, this property presents a rare and valuable opportunity.





Land

283 +/- acres

The mix of tillable and pasture land makes this property well-suited for a wide range of uses, from growing crops on the tillable portion, to grazing cattle or horses across the healthy grass pastures. The fertile soil and ample pasture space offer excellent potential for both traditional farming and livestock operations. The property's gentle, yet rolling topography boasts multiple potential build sites with million-dollar views for your dream home, while also featuring approximately 40-50 acres of mature hardwoods sprinkled throughout

- Nearly a mile of paved county road frontage provides access to every part of the property
- Over a mile of water frontage on the year-round robust waters of the Little River and Sinking Fork
- Multiple strategically positioned livestock ponds across the property are regularly frequented by the healthy numbers of deer and turkey
- Wire fencing around the boundary along with miles of excellent cross-fencing allowing for livestock rotation

Improvements

The improvements are all located in the southwest portion of the property conveniently accessed from a nicely graveled driveway off the paved Glenwood Mill Road

Farmhouse

The approximate 1600sf farmhouse offers 3 bedrooms, and 2 bathrooms on the main floor, plus a versatile open space upstairs with two closets that could be used as another bedroom. A detached two-car garage is conveniently positioned next to the house

Outbuildings

The property features multiple outbuildings perfect for equipment or hay storage, livestock shelter, or workshops



Recreation

Nearby Recreation

Land Between The Lakes (LBL) National Recreation Area is a protected peninsula made up of 170,000 acres of woodlands, wetlands and open areas of pure outdoor recreation located a short drive from the property. Over 300 miles of scenic shoreline with Kentucky Lake running along the west side of LBL and Lake Barkley to the east. These lakes are two of the top fishing and recreational lakes in the southeast. The vastness and diversity of these waterways create plenty of space for recreational boaters and anglers. Fisherman generally target the healthy population of largemouth bass and crappie. It should be noted that these lakes are nationally renowned largemouth bass fisheries

Agriculture

283 +/- acres

The mix of tillable and pasture land makes this property well-suited for a wide range of uses, from growing crops on the tillable portion, to grazing cattle or horses across the healthy cross-fenced grass pastures. The fertile soil and ample pasture space offer excellent potential for both traditional farming and livestock operations

Water/Mineral Rights & Natural Resources

Any owned mineral rights to convey

General Operations

The farmhouse is nicely kept and currently used as a rental

The farm portion of the property is currently being leased and meticulously managed for cattle, hay and crop





Region & Climate

Western 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 mid 80's to low 90's making it ideal for outdoor fun, and water sports on nearby Lake Barkley and Kentucky Lake

Fall colors are gorgeous, and as the nights turn cooler and the leaves begin to change from green to many vibrant colors, Fall in Western Kentucky is a heavy favorite boasting comfortable daytime temperatures in the 70's and 80's plus cool comfortable nights in the 50's and 60's. Winter is moderate by most standards boasting daytime temperatures in the 50's and nighttime lows in the 30's and 40's, with the rare, but seemingly always welcomed light snowfall

Location

Located In Western Kentucky

- 1 hour and 15 minutes from Nashville, Tennessee
- 1 hour from Paducah, Kentucky
- 40 minutes from Clarksville, Tennessee
- 30 minutes from Hopkinsville, Kentucky
- 5 minutes to town – Cadiz, Kentucky

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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.

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- RICK STEINER, SELLER/BUYER

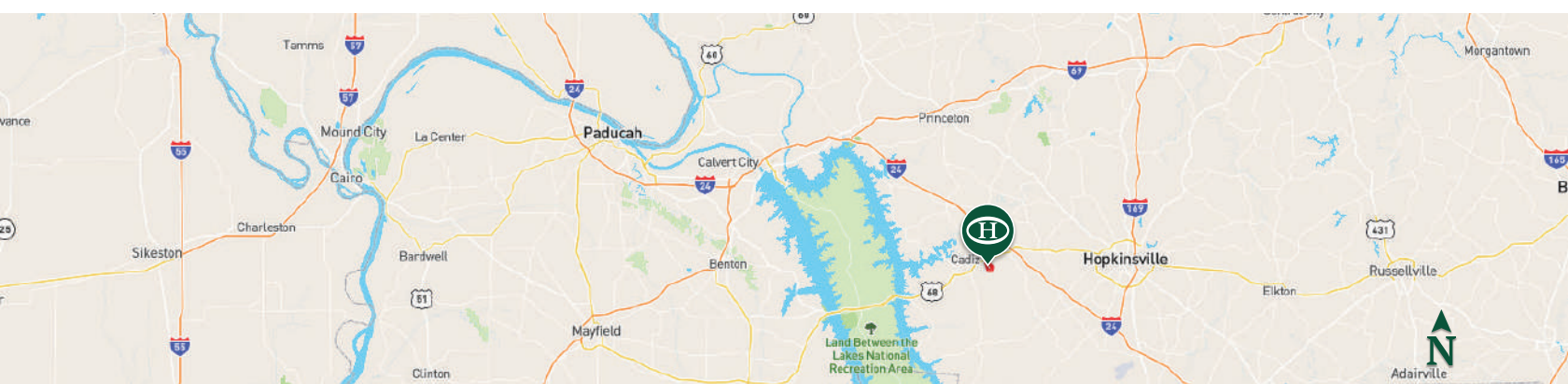
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testimonials








 Boundary

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



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