

# Kentucky Outfitter Business And Lodge

5.00 Acres

Trigg County, KY

\$4,775,000



HAYDEN  OUTDOORS.

## Activities & Amenities

Income Producing  
Lodge/Resort  
Outbuilding/Barn/Shed/Shop  
Outfitting/Guide Service  
Propane

## Land Details

Address: 2087 Kings Chapel Rd  
Cadiz, KY 42211  
Closest Town: Cadiz, KY  
Total Acres: 5.00  
Deeded Acres: 5.00  
Zoning: Res  
Topography: Level  
Vegetation: Grass  
Include Business? Yes  
Estimated Taxes: \$18,993.5 - 2024  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Homes:  
Custom Build  
Style of Home(s): Lodge  
Finished Sq. Ft.: 11,200  
Bedrooms: 18  
Full Bathrooms: 9  
Basement: None  
Parking Types: Driveway  
Outbuildings: 1  
Types of Outbuildings: Metal Building 30x70  
Cooling Systems: Forced Air Cooling  
Heating Systems: Electric Heaters,  
Fireplace & Forced Air  
Foundations: Concrete slab  
Exterior Features: Metal siding



### **Property Summary**

Nationally Renowned Outfitter Business In Western Kentucky is being offered complete with a brand new 11,200sf lodge along with over 17 years of established and profitable business. This thriving turnkey operation is known as one of the premier destinations in the country for 100% fair chase trophy whitetail deer and spring turkey hunting. The 5-star lodge offers year-round revenue generation as a luxurious wedding and event venue.





## Land

### Lodge

The newly constructed 11,200sf lodge, prominently positioned on 5 acres in beautiful Western Kentucky provides world-class accommodations for the guests. This 5-star facility located in the southern part of the hunting area boasts 18 bedrooms, 9 bathrooms, with plenty of room to spread out and relax

### Leased Acreage

This outfitter has thousands of acres of prime hunting ground under lease. These farms in Western Kentucky boast excellent genetics and feature the perfect blend of fertile tillable crop ground, hardwoods, river bottoms, and food plots creating the ideal habitat for thriving populations of deer and turkey. The land leases and relationships have been cultivated over 17 years providing the ultimate private land hunting experiences

This highly regarded Western Kentucky outfitter business has been featured on numerous outdoor television shows airing on the Outdoor Channel, Sportsman Channel, Pursuit Channel, plus on the pages of prestigious outdoor publications including Outdoor Life, Deer and Deer Hunting, and North American Whitetail Magazine

## Improvements

### Lodge

Conveniently located an hour and 15 minutes northwest of Nashville, Tennessee in the rolling countryside of Western Kentucky, awaits this majestic lodge and events venue. The grand entrance boasting 30 foot ceilings and a massive elk antler chandelier captures your attention and never lets go

What started as a dream turned into the creation of this beautiful lodge and events center privately positioned on 5 acres in Western Kentucky. This 11,200 square-foot layout has 18 bedrooms, 9 bathrooms, full-size commercial kitchen and was thoughtfully designed with high-end finishes and luxurious comfort in mind. There are four wings – two wings downstairs and two upstairs – each offering separate gathering areas providing plenty of room to spread out

The twin covered porch areas allow you to step outside and enjoy the country fresh air along with the peaceful surroundings. Close out the day while enjoying the sights, sounds and smells of a crackling wood fire while gathered around the outdoor fire pit



## **Recreation**

### **Trophy Deer and Spring Turkey Hunting**

Kentucky offers the deer hunting enthusiast many hunt method options and seasons including archery, muzzleloader, and rifle from September – December. This established outfitter business provides all-inclusive services that include lodging, meals, plus a professional guide

Early season archery begins the first Saturday of September and offers the unique opportunity of hunting mature velvet bucks. The balance of the deer hunting season from September – December is dedicated to providing clients many options to fulfill their hunt of a lifetime – Archery Pre-Rut, Archery Rut, Muzzleloader, Rifle

### **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

## **Water/Mineral Rights & Natural Resources**

Any owned mineral rights on the 5 acre property will convey

## **General Operations**

### **Trophy Deer and Spring Turkey Hunting**

Western Kentucky offers the deer hunting enthusiast many hunt method options and seasons including archery, muzzleloader, and rifle hunts from September – December. The one buck per year rule in the state of Kentucky allows bucks the time to mature. This combined with quality deer management (QDM) practices across thousands of prime acreage provides the ideal formula for an incredibly rewarding hunting experience. Spring turkey season for the fired up, jumbo eastern gobbler is absolutely amazing and unrivaled. The season runs during a three-week period from mid-April through the first weekend of May.

This established outfitter business provides all-inclusive services that include lodging, meals, plus professional guides. This 17 year fully established and thriving, turnkey outfitter business has mostly all repeat along with personal referral clients booking year after year. Owner has profit and loss statements showing the profitability of this robust business being offered for sale. This thriving outfitter business is being offered complete with a newly built 5-star custom lodge and events venue, confirmed “all-booked up” bookings for 2025 and beyond, a loyal book of business, staff, and land leases

The high-bar standard set by this outfitter many years ago continues to deliver on the promise of providing the finest hunting experiences in America. Countless 5-star reviews and testimonials that are written every year are so appreciated, but never taken for granted. As the owner so eloquently exclaims, “the year after year repeat clients and personal referrals are the greatest compliment we could ever ask for. A true testament to the tireless efforts and passion of my wonderful employees”



## General Operations

### Lodge And Events Venue

The custom built lodge was completed in 2023 and provides excellent accommodations for hunting clients, plus utilized as a wedding and events venue from May – August and various other open dates. The grand entrance boasting 30 foot ceilings and a massive antler chandelier captures your attention and never lets go

This 11,200 square-foot layout has 18 bedrooms, 9 bathrooms and was thoughtfully designed with spacious comfort in mind. There are four wings – two wings downstairs and two upstairs – each offering separate gathering areas providing plenty of room to spread out

The twin covered porch areas allow you to step outside and enjoy the country fresh air along with the peaceful surroundings. And be sure to close out the day while enjoying the sights, sounds and smells of a crackling fire while gathered around the outdoor fire pit

### 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

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



# 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*

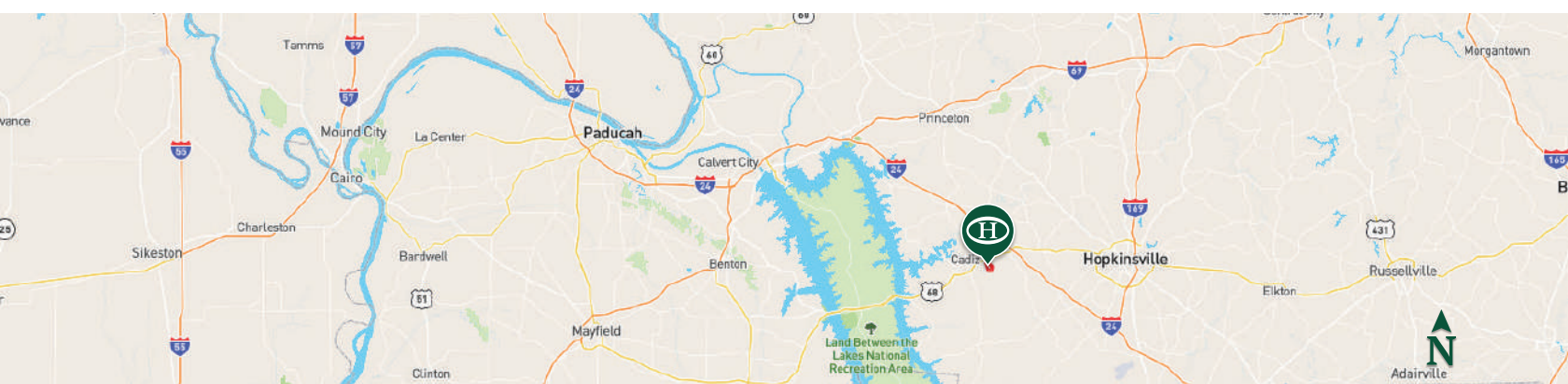
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testimonials








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

 Boundary



## Pat Doyle

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