

*Online Only Auction*

**Land Auction**  
**851+**  
**ACRES**  
*& in 7 Tracts  
& Combinations*

**BIDDING OPEN NOW!**

**CLOSES:**

**Tuesday, APRIL 18th  
@ 8:00 PM**

*Go to [harrisauctions.com](http://harrisauctions.com)  
to place your bids!*



**PROPERTY LOCATION:**

**Hwy. 1628 / Magee Springs Rd., Cunningham, KY 42035**



*IN PARTNERSHIP WITH*  
**WESTWIND**  
REAL ESTATE & DEVELOPMENT  
GRACIE YOUNGBLOOD  
270-804-2292

**Incredible Hunting Property  
DUCKS, DEER, TURKEY!!!**

**[harrisauctions.com](http://harrisauctions.com)**

**HARRIS**  
Real Estate & Auction

**270.247.3253**





**Land Auction**  
**851+**  
**ACRES**  
 in 7 Tracts  
 & Combinations

# Online Only Auction

PROPERTY LOCATION: Hwy. 1628 / Magee Springs Rd., Cunningham, KY 42035

**BIDDING OPEN NOW!**

**CLOSES:**  
**Tuesday, APRIL 18th**  
**@ 8:00 PM**



**Incredible Hunting Property**  
**DUCKS, DEER, TURKEY!!!**



ALL PHOTOS IN THIS BROCHURE ARE FROM THE ACTUAL FARM.

Check Website  
[harrisauctions.com](http://harrisauctions.com)  
 For More Info!

**TRACT 1: 197 ACRES±** includes very large, man made slough with great natural waterfowl resting and feeding habitat, open water, and flooded timber. Slough could hold water year -round like a lake if desired. Has been a refuge for waterfowl for many years. There are two older waterfowl blinds that can be rehabbed. Water elevation can be drained via a valve and structure allowing corn or other food plots to be planted in the shallow water areas then flooded. This tract is directly in the flyway of waterfowl flying into the creek bottom and is the perfect spot for a large, permanent type decoy spread. This tract and structure controls the water to the entire St Arbor Slough and is controlled by the spillway structure. This tract also has timber, bedding cover, and food plot areas for deer, turkey, and other game.

**TRACT 2: 144 ACRES±** includes many deer stands and a tower blind. This diverse tract has large areas for food plots for crops, flooded, and huntable timber. It also has two natural beaver sloughs attracting waterfowl. One flooded timber tract within walking distance of the entrance of the farm is a magnet for mallards and wood ducks. This tract borders a neighboring row crop field and is natural bedding area for deer that funnel through this tract to get to the crop fields. Some of the largest deer on the farm are regularly spotted here. Excellent turkey hunting as well.

**TRACT 3: 93 ACRES±** includes several deer and turkey hunting tillable food plots, levees and water control structure, new tree plantings, creek dredge ditch access with year round water and a large secluded open natural slough that is a natural draw for waterfowl. The large planting area can be flooded and drained for waterfowl as well.

**TRACT 4: 74 ACRES±** including 7 acres not in the conservation easement allowing ample space to build a hunting lodge for living areas and includes an existing pole barn for all your food plot equipment. Food plots, large mast producing timber, and large woods for timber hunting. Year round water including Mayfield creek and the Mayfield creek Dredge ditch.

**TRACT 5: 139 ACRES±** of large mast producing timber with trails, levee systems creek access secluded fertile food plots, and a leaved up 4 acre shallow water duck hole that has provided refuge for waterfowl for years. This tract also includes a duck blind that was refurbished in 2020. The Duck hole can be filled from the creek just feet away from the levee by pumping. This duck hole is directly adjacent and joins property lines from one of the best duck holes in Western Ky. This tract also provides a tremendous amount of seclusion and plantable areas for crops and food for all wildlife for miles around.

**TRACT 6: 143 ACRES±** is very secluded with secluded tillable food plots, natural bedding, open trails and hunting areas this tract is a refuge for deer and turkey from neighboring properties as they create pressure during hunting season

**TRACT 7: 58 ACRES±** of woods creek access and great bedding and open areas that can be food plotted. Big buck hotspot! This tract is a great spot to sit all day and wait for the older bucks to move. The adjoining large farm manages over 1000 acres for trophy whitetails. The Old Mayfield Creek runs through this tract providing year round water.

**REAL ESTATE TERMS:** 15% Deposit Required Day Of Sale With Balance Due In 30 Days. A 10% Buyer's Premium Will Be Added To The Final Bid And Included In The Contract Price.



Go to [harrisauctions.com](http://harrisauctions.com)  
 to place your bids!



**HARRIS**  
 Real Estate & Auction