

MIDWEST LAND GROUP PRESENTS

124 ACRES

PULASKI COUNTY, KY

0000 HAYNES CEMETERY ROAD, SOMERSET, KENTUCKY 42501



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

124 +/- ACRES IN ONE OF SOUTHERN KENTUCKY'S PREMIER HUNTING VALLEYS

Welcome to 124 +/- acres in Pulaski County, Kentucky — a rare and storied tract set in one of the most productive valleys in Southern Kentucky. Blending working pasture, diverse timber, creeks, and deep historical character, this property is a true blank canvas for the hunter, investor, or outdoor enthusiast looking to build something that lasts for generations.

Roughly 22 +/- acres of productive pasture anchor the heart of the farm, with another 5 +/- acres of overgrown pasture that a new owner can reclaim or leave standing as wildlife cover. A creek bed runs along both the west and east sides of the property and across the south end of the main pasture, supplying water for wildlife and adding to the natural beauty of the land. To the west, the pasture gives way to thick habitat and a coniferous grove, while the woody cover wrapping the fields to the south and east opens into a diverse mix of hardwood species. Together, this timber represents a potential long-term investment while doing double duty as some of the best bedding cover on the farm.

For the hunter, this is a proven big buck area and a genuine hunter's paradise. The property supports an extensive and healthy deer and turkey population, and the thick creek bottom and habitat on the west side create incredible bedding both summer and winter. An improved trail system, updated in 2026, ties the property together. The property is currently held in a hunting lease that expires the year of the sale, allowing a new owner to step into the field with a clean slate.

Beyond hunting, this land carries a history few properties can match. According to local and family history, the tract traces back to the War of 1812 (1812–1814). Hezekiah Haynes served in the war and, in lieu of pay, received a land patent of several hundred acres. In 1815 he built the Haynes Place, a log homestead anchored by hand-laid limestone chimneys, and established a working farmstead with a large barn, corn crib, and streamside garden. These ruins sit on the western side of the farm today. The Haynes family Cemetery sits at the top of the main entrance from the north and is accessible, with access to the property running along Haynes Cemetery Road.

Location only adds to the appeal. The farm sits just 10 miles, or about 15 minutes from Somerset, and only 0.8 miles from the Cumberland River. Beaver Creek WMA is 20 miles (30 minutes) away, and Lake Cumberland is roughly 30 minutes out, putting thousands of additional acres of public recreation and world-class water within easy reach. Lexington is 90 miles (1 hour 40 minutes), Knoxville 110 miles (2 hours), Bowling Green 120 miles (2 hours), and Louisville 160 miles (2 hours 40 minutes), with the Tennessee state line just 40 miles (50 minutes) to the south. A survey is currently pending.

Whether you're chasing mature whitetails, investing in timber and land, or simply seeking a historic piece of Kentucky to call your own, this property truly is an incredible opportunity to own one of the most productive valleys in Southern Kentucky.

PROPERTY FEATURES

COUNTY: **PULASKI** | STATE: **KENTUCKY** | ACRES: **124**

- 22 +/- acres of productive pasture
- 5 +/- acres of overgrown pasture
- Creek running along both the west/east side and across the south end of the main pasture
- Diverse timber species, potential long-term timber investment
- Thick creek bottom and habitat on the west side providing excellent bedding, summer and winter
- Extensive deer and turkey population
- Multiple cabin ruin locations
- Proven big buck area
- Improved trail system as of 2026
- Currently in a hunting lease expiring the year of sale
- Survey pending
- History tracing to the War of 1812 (1812–1814), settled by Hezekiah Haynes
- Original Haynes family Cemetery on site
- Accessed via Haynes Cemetery Road
- 0.8 miles from the Cumberland River
- 10 miles / 15 minutes from Somerset
- 20 miles / 30 minutes from Beaver Creek WMA
- 30 minutes to Lake Cumberland
- 40 miles / 50 minutes to the Tennessee state line
- 90 miles / 1 hr 40 min to Lexington
- 110 miles / 2 hrs to Knoxville
- 120 miles / 2 hrs to Bowling Green
- 160 miles / 2 hrs 40 min to Louisville



22 +/- ACRES OF PRODUCTIVE PASTURE

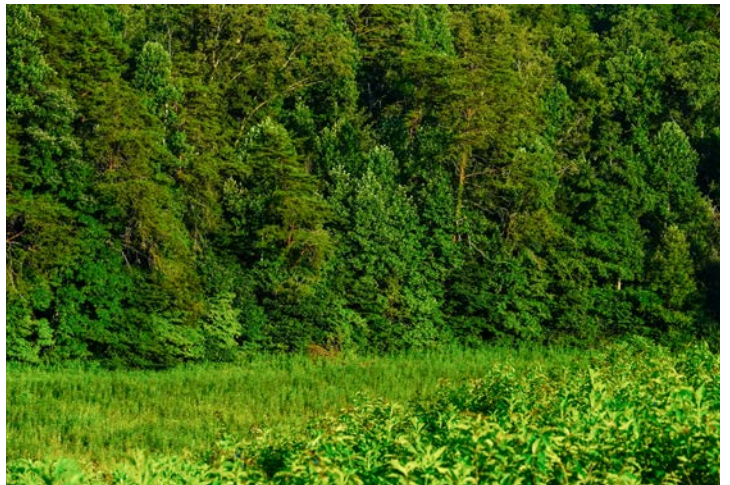
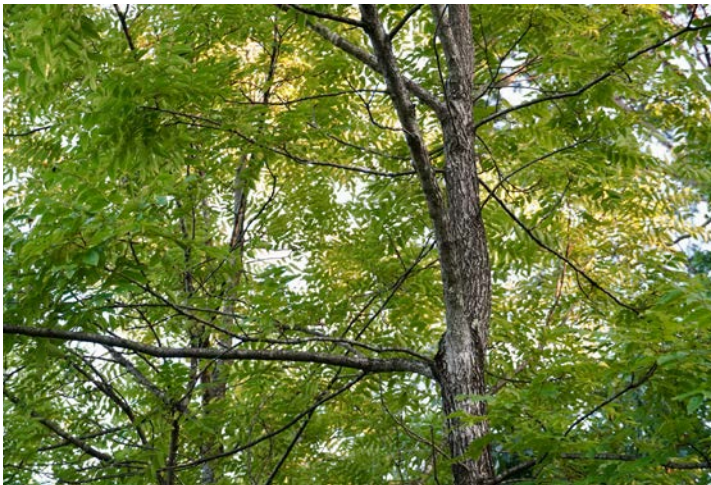
Roughly 22 +/- acres of productive pasture anchor the heart of the farm, with another 5 +/- acres of overgrown pasture that a new owner can reclaim or leave standing as wildlife cover.



CREEK



DIVERSE TIMBER SPECIES

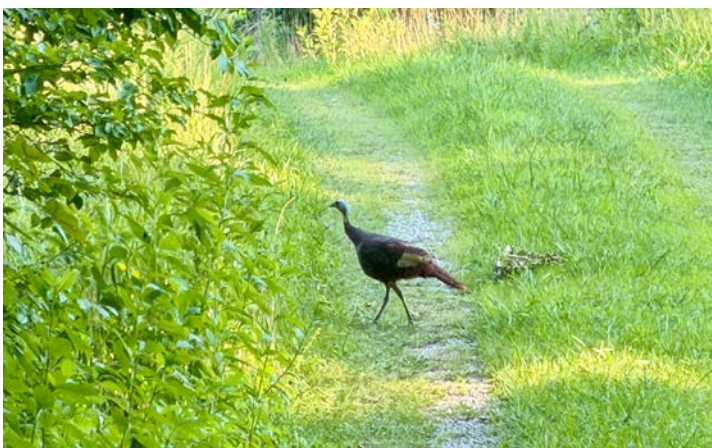


HISTORIC PROPERTY

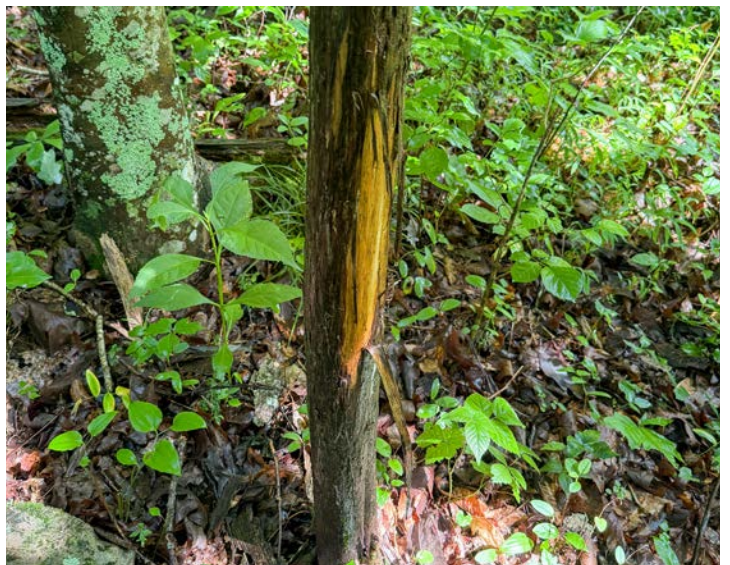
According to local and family history, the tract traces back to the War of 1812 (1812–1814). Hezekiah Haynes served in the war and, in lieu of pay, received a land patent. In 1815 he built the Haynes Place, and these ruins sit on the western side of the farm today. The Haynes family Cemetery sits at the top of the main entrance.



EXTENSIVE DEER AND TURKEY POPULATION



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 36° 59' 48.25, -84° 30' 40.28

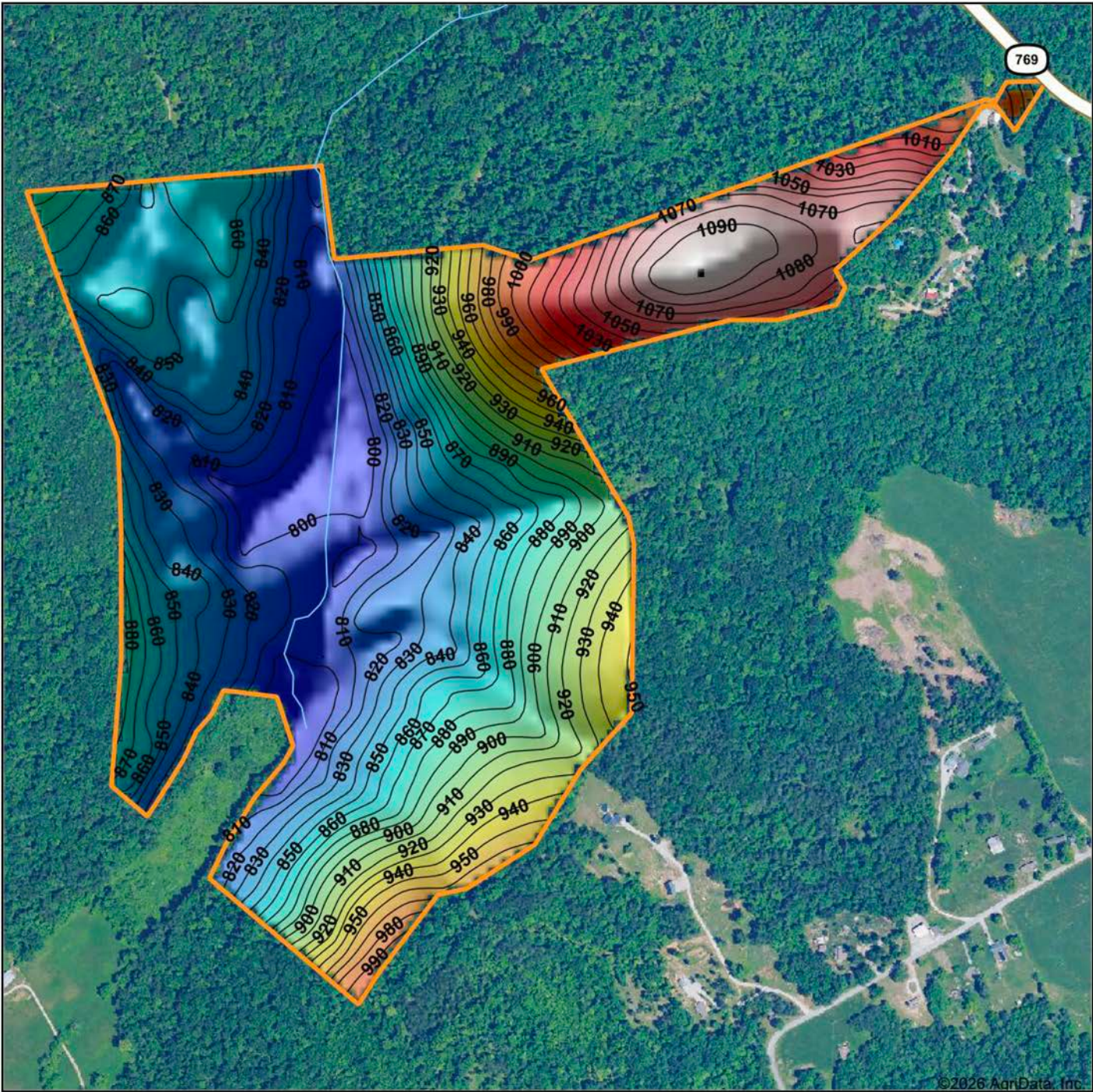
0ft 680ft 1361ft

Pulaski County
Kentucky



7/16/2026

HILLSHADE MAP



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 10
Min: 790.9
Max: 1,100.0
Range: 309.1
Average: 887.1
Standard Deviation: 81.99 ft

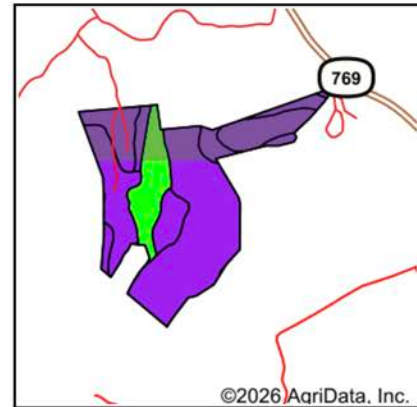
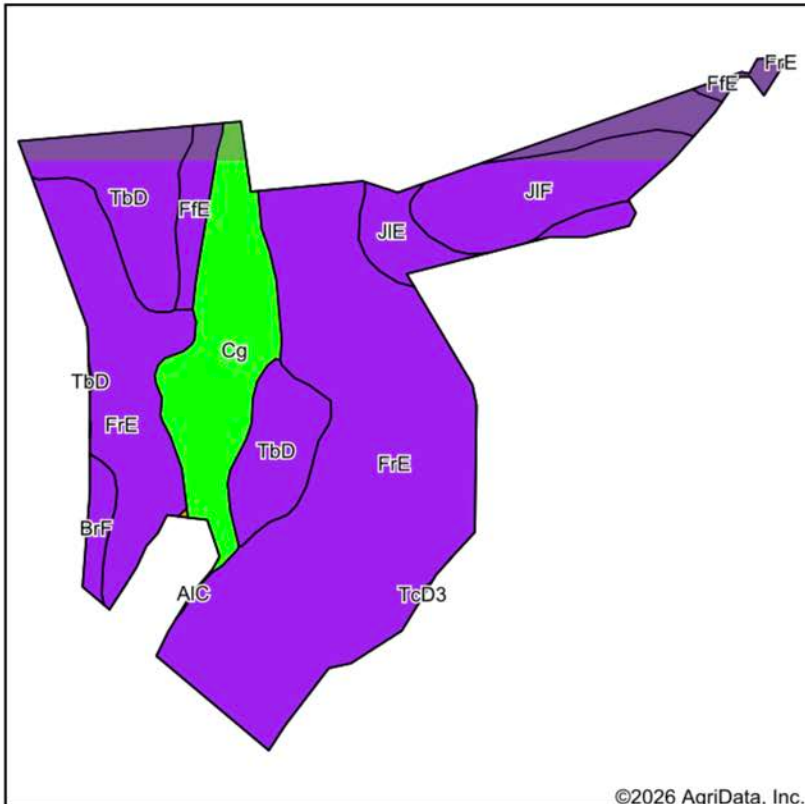


7/16/2026

Pulaski County
Kentucky

Boundary Center: 36° 59' 48.25, -84° 30' 40.28

SOILS MAP



State: **Kentucky**
 County: **Pulaski**
 Location: **36° 59' 48.25, -84° 30' 40.28**
 Township: **Somerset**

Date: **7/16/2026**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

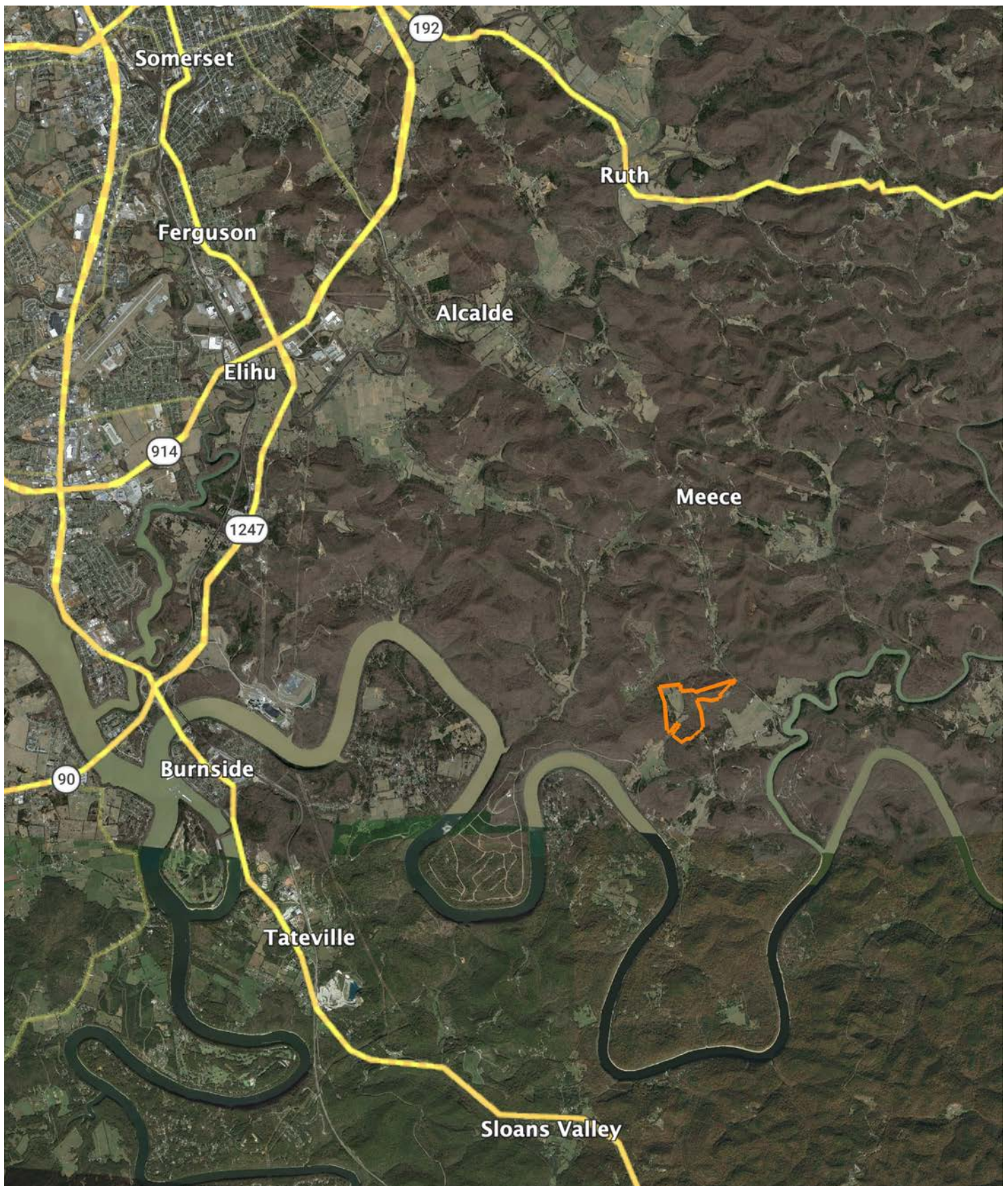
Area Symbol: KY199, Soil Area Version: 21

Code	Soil Description	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
FrE	Fredonia very rocky soils, 6 to 30 percent slopes	54.9%		2.6ft. (Lithic bedrock)	Vls	54	54	39
Cg	Chagrin loam	13.0%		> 6.5ft.	I	87	87	72
TbD	Talbott rocky silt loam, 6 to 20 percent slopes (caneyville, rocky)	12.8%		2.8ft. (Lithic bedrock)	Vls	59	59	43
JIF	Jefferson stony loam, 30 to 65 percent slopes	8.8%		> 6.5ft.	Vlls	12	12	5
JIE	Jefferson stony loam, 20 to 30 percent slopes	6.0%		> 6.5ft.	Vlls	12	12	5
FfE	Frederick-Jefferson complex, 20 to 50 percent slopes	3.0%		> 6.5ft.	Vlle	14	13	6
BrF	Brookside-Rock outcrop complex, 30 to 75 percent slopes	1.4%		> 6.5ft.	Vle	14	14	6
AIC	Allegheny loam, 6 to 12 percent slopes	0.1%		> 6.5ft.	Ille	56	56	48
Weighted Average					5.52	*n 51	*n 50.9	*n 37.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born and raised in Indiana and now residing in Georgetown, Kentucky, Marcus Goodpaster has built his life around faith, stewardship, and a deep appreciation for the land. He combines a lifelong passion for the outdoors with a strong business background to help landowners confidently navigate the buying and selling process.

Marcus earned dual bachelor's degrees in Business Administration and Spanish from Hanover College, where he was named the 2023 HCAC Pitcher of the Year and later selected as the 2024 graduating class speaker. He also completed an Executive MBA in Entrepreneurship and Innovation through Butler University. His professional experience spans financial services, wildlife habitat consulting, property analysis, and land sales, giving him a unique perspective on both the recreational and investment value of rural properties.

A dedicated outdoorsman, Marcus has spent years hunting, managing habitat, and improving rural properties throughout Indiana and Kentucky. He has developed and implemented multi-year wildlife management plans, managed more than 1,000 acres with profitability and conservation in mind, and earned certification in Pond and Lake Habitat Management through BWO Outdoors. His firsthand experience with hunting, agriculture, habitat improvement, and rural land ownership allows him to recognize value and potential that many agents overlook.

Guided by his faith and grounded in integrity, he approaches every client relationship with honesty, hard work, and genuine care. Whether helping a family sell a generational farm, marketing a premier hunting property, or assisting a buyer in finding the right investment, Marcus is dedicated to delivering exceptional results and building relationships that last long after the closing table. If you're considering buying or selling land in Kentucky or Indiana, Marcus would welcome the opportunity to put his knowledge, passion, and commitment to work for you.



MARCUS GOODPASTER,
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