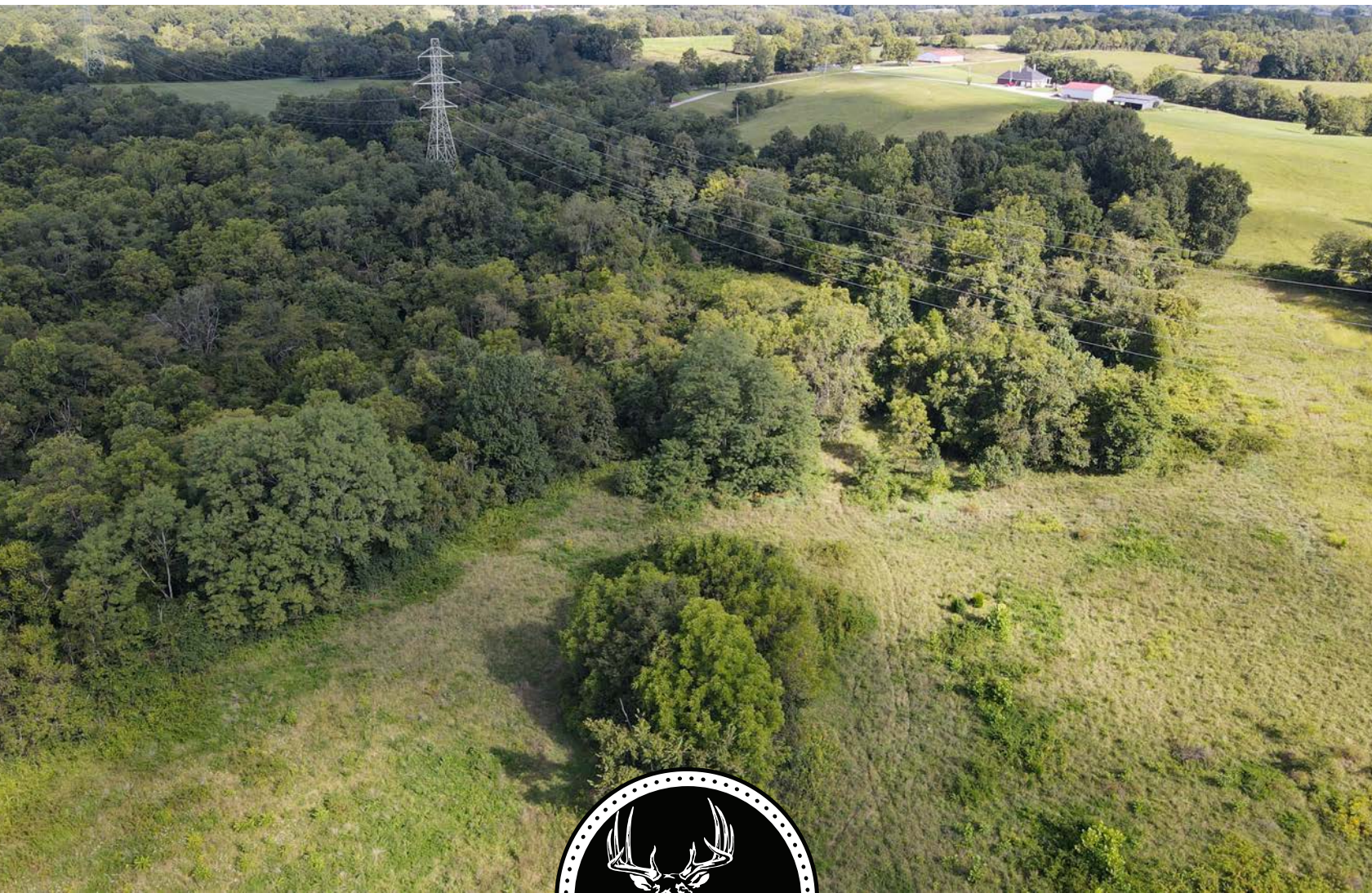


MIDWEST LAND GROUP PRESENTS

207 +/- TOTAL ACRES IN

GALLATIN COUNTY KENTUCKY

0000 KNOX LILLARD ROAD, GHENT, KY 41083



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

207 +/- ACRES IN GALLATIN COUNTY ALONG I-71 WITH TIMBER, CREEKS, & HABITAT

207 +/- acres in Gallatin County, split by Knox Lillard Road and offered here as a whole. Tract A, approximately 47 +/- acres, sits on the west side of the road, and Tract B, 160 +/- acres, on the east, and the two halves together make a farm that is almost entirely timber: mature stands, diverse species, and younger growth coming behind it, laid across gentle, rolling slopes with multiple creeks running throughout.

This is a trophy deer and turkey habitat. Right now the farm is under a hunting lease it is producing, and it is generating income for the owner as it sits. A buyer does not have to wonder whether the deer are here. That lease expires upon closing, so the next owner takes the farm free and clear and hunts it his first season. One thing to be clear about up front: the blinds, feeders, and stands

on this farm belong to the current lessee and do not convey with the sale. That is the opportunity rather than a drawback. The next owner inherits proven ground and a blank chalkboard on top of it: acreage, cover, water, topography that a deer can use, and trails already cut throughout the property so a new owner can get on it and see what he has from the first day, with no one else's stand locations to work around and no setups hung for somebody else's wind.

The open ground on this farm exists in three places. Approximately 651 yards of power line easement crosses the northern portion, roughly 500 yards on the west side and 150 on the east, creating cleared lanes of the kind that make excellent food plots and travel-corridor management. A 600-yard pipeline easement runs the





south end of the east side, doing the same thing on the opposite corner of the farm. And approximately seven acres on the west side was tillable ground, last planted in tobacco about fifteen years ago and now grown into native grasses. That field is either early-successional cover exactly where a deer wants it, or it is seven acres a new owner can turn back over and plant. An abandoned tobacco barn sits near the road on the west side behind a gated entry. It is still standing, but it is leaning and coming apart in places and should be considered a piece of this county's history rather than a usable building. Electricity is on the road on both sides. Beyond that, the farm is timber, and that is the point.

Access is unusually good for a tract this private. The property fronts Knox Lillard Road on both sides, and the

east half carries 770 yards of I-71 frontage at the Exit 55 interchange, which means visibility and an easy approach from the interstate without a long county-road haul to reach it. Between both tracts, it also holds over 1000 yards of road frontage on Knox Lillard Road. Gallatin County sits on I-71 roughly midway between Cincinnati and Louisville, with Sparta, Warsaw, and Carrollton all close by and the Kentucky Speedway just up the road.

Whether the next owner is stepping into a proven trophy hunting property and building it out his own way, looking for acreage to build a home on down the road, or buying timber and topography to hold, 207 contiguous acres in one ownership on a hard-surface road does not come along often in this part of Kentucky. Call today and come walk it.

OFFERING 1 - 207 +/- ACRES

PRICE: **\$949,999** | COUNTY: **GALLATIN** | STATE: **KENTUCKY**

- 207 +/- total acres in Gallatin County, Kentucky
- Trophy deer and turkey habitat
- Hunting lease currently in place: expires upon closing; buyer takes possession free of the lease
- Blinds, feeders, and stands are the property of the current lessee and do not convey
- Road frontage on both sides of Knox Lillard Road
- 770 yards of I-71 interstate frontage (Tract B, east side)
- Predominantly timbered: mature, diverse hardwood with younger growth coming behind
- Gentle, rolling topography
- Multiple creeks running throughout the property
- Established trail system throughout
- Approximately 7 acres of former tillable ground on the west side, now in native grasses (last in tobacco approximately 15 years ago)
- Approximately 650 yards of power line easement across the northern portion (approximately 500 yards west, 150 yards east)
- 600-yard pipeline easement on the south end of the east side — additional open lane
- Three separate areas of open ground for food plot and habitat development
- Abandoned tobacco barn near the road on the west side.
- 1000+ yards of Knox Lillard Road frontage
- Gated entry on the west side
- Electric at the road on both sides
- Excellent candidate for a trophy whitetail habitat build-out
- Multiple potential future building sites
- Located directly on I-71 in north-central Kentucky, roughly midway between Cincinnati and Louisville
- Near Sparta, Warsaw, Carrollton, and the Kentucky Speedway
- Approximately 1 hour to Louisville, KY
- Approximately 45 minutes to Cincinnati, OH
- Approximately 18 minutes to Vevay, IN
- Approximately 40 minutes to Madison, IN
- Approximately 1 hour 20 minutes to Lexington, KY
- Approximately 1 hour 30 minutes to Dayton, OH
- Approximately 8 minutes to Kentucky Speedway
- Convenient access to major highways and regional markets



OFFERING 2 - 47 +/- ACRES



47 +/- acres on the west side of Knox Lillard Road, and a piece of ground that punches above its size. The tract is mostly thickets and timber: a few stands of mature hardwood, a diverse mix of species, and younger growth coming behind it, set across gentle, rolling slopes with a creek running through. Trails are already cut throughout. The entry is gated off Knox Lillard Road, and an abandoned tobacco barn stands near the road just inside it, still standing, but not a usable structure.

For someone looking for that blank chalkboard satellite farm, this is trophy deer and turkey habitat, and it is hunted today under a lease that is producing income for the owner. That tells a buyer the ground is proven rather than promising. The lease expires upon closing, so possession is clean; the next owner hunts it himself the first season. The blinds, feeders, and stands here belong to the current lessee and do not convey with the sale.

Not all of it is timber, and the open ground is what gives this tract its options. Approximately 7 acres were tillable, last planted in tobacco about fifteen years ago and now grown into native grasses. That field is early-successional cover sitting in the middle of thickets, thermal hubs, and

timber, which is exactly the kind of edge a deer herd uses hard. It is also seven acres a buyer can work back up and plant, or the level, open ground a home eventually sits on.

Add roughly 500 yards of power line easement across the northern portion of this tract. Between the field and the easement, this 47 +/- acre tract has two separate pieces of open ground to work with.

Electricity is on the road. Beyond that, this is a blank chalkboard for someone who wants to build a small, private hunting property exactly the way he wants it, or who wants a wooded, gently rolling piece of Kentucky to put a home on down the road. The topography here is forgiving enough to give a buyer real options on both counts.

Gallatin County sits on I-71 roughly midway between Cincinnati and Louisville, with Sparta, Warsaw, and Carrollton close by and the Kentucky Speedway just up the road, close enough to reach easily on a Friday evening, far enough to feel like it is yours. Call today and come walk it.

PROPERTY FEATURES - 47 +/- ACRES

PRICE: **\$299,999** | COUNTY: **GALLATIN** | STATE: **KENTUCKY**

- 47 +/- acres in Gallatin County, Kentucky
- West side of Knox Lillard Road
- Great deer and turkey habitat
- 500 +/- yards of Knox Lillard frontage
- Hunting lease currently in place: expires upon closing; buyer takes possession free of the lease
- Gated entry off Knox Lillard Road
- Abandoned tobacco barn near the road
- Predominantly timbered: mature, diverse hardwood with younger growth
- Thick cover throughout
- Gentle, rolling topography
- Creek running through the tract
- Established trail system
- Approximately 7 acres of former tillable ground, now in native grasses/forbes (last in tobacco approximately 15 years ago)
- Approximately 500 yards of power line easement across the northern portion
- Two separate areas of open ground for food plot, habitat, or building-site development
- Electric at the road
- Strong candidate for a small trophy hunting property build-out
- Potential future building site
- Located directly off I-71 in north-central Kentucky, roughly midway between Cincinnati and Louisville
- Near Sparta, Warsaw, Carrollton, and the Kentucky Speedway
- Adjoining Tract B, 160 +/- acres east, also available



OFFERING 3 - 160 +/- ACRES

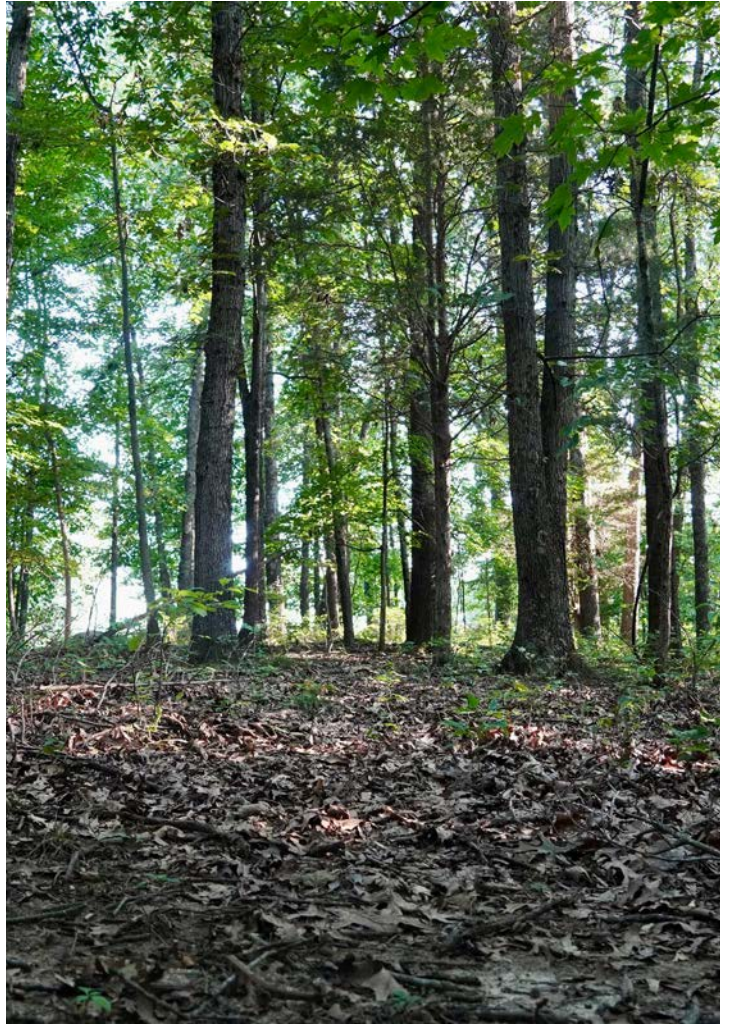
Timber is the defining feature of this 160 +/- acre tract. Located on the east side of Knox Lillard Road, this is the larger and more varied half of the farm, consisting of approximately 160 acres of predominantly wooded ground. The property offers a combination of mature timber, diverse species, and younger growth developing throughout the tract, providing both immediate timber resources and long-term growth potential. The timber stands across gentle, rolling terrain with creek drainage throughout the property. A diverse mix of hardwoods creates a strong natural resource component, while the combination of mature timber and younger regeneration gives the tract the characteristics buyers look for in a long-term woodland investment. A professional timber cruise or forestry evaluation would be recommended for buyers interested in determining current merchantable timber volume and value. Established interior trails provide access throughout the property, making it practical to inspect the timber, navigate the acreage, hunt, and manage the property. For a tract of this size, the existing trail system is a significant asset and provides

a foundation for future timber, recreational, and wildlife management.

The property also offers quality habitat for deer and turkey, with the combination of timber, water, rolling terrain, and areas of early successional growth creating varied wildlife habitat. The property is currently being hunted under a lease that generates income for the current owner. The hunting lease expires upon closing, allowing the new owner to take possession without an existing hunting lease. Blinds, feeders, and stands belong to the current lessee and do not convey with the sale.

Several open and transitional areas provide additional opportunities for a buyer interested in managing the property for wildlife or recreation. The open area consists of about 3 places on the property. About 1/4 acre of open ground is located in the heart, while approximately 150 yards of power line easement cross the northern portion and a 600-yard pipeline easement follows the southern





end. These areas are currently in early successional growth and provide potential locations for future habitat improvements, food plots, bedding areas, or travel corridors, subject to applicable easement restrictions and landowner preferences. Approximately 700 yards of I-71 frontage provide excellent highway exposure and convenient access to the property. Electricity is available along the road, while the majority of the tract remains undeveloped, giving a buyer flexibility to determine how the property is utilized.

For the recreational buyer, this property offers a substantial block of timber, established trails, water, rolling topography, and multiple habitat types. For the

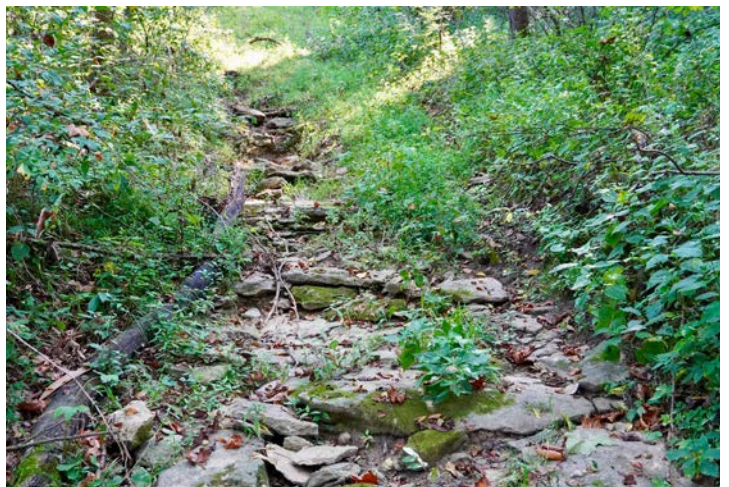
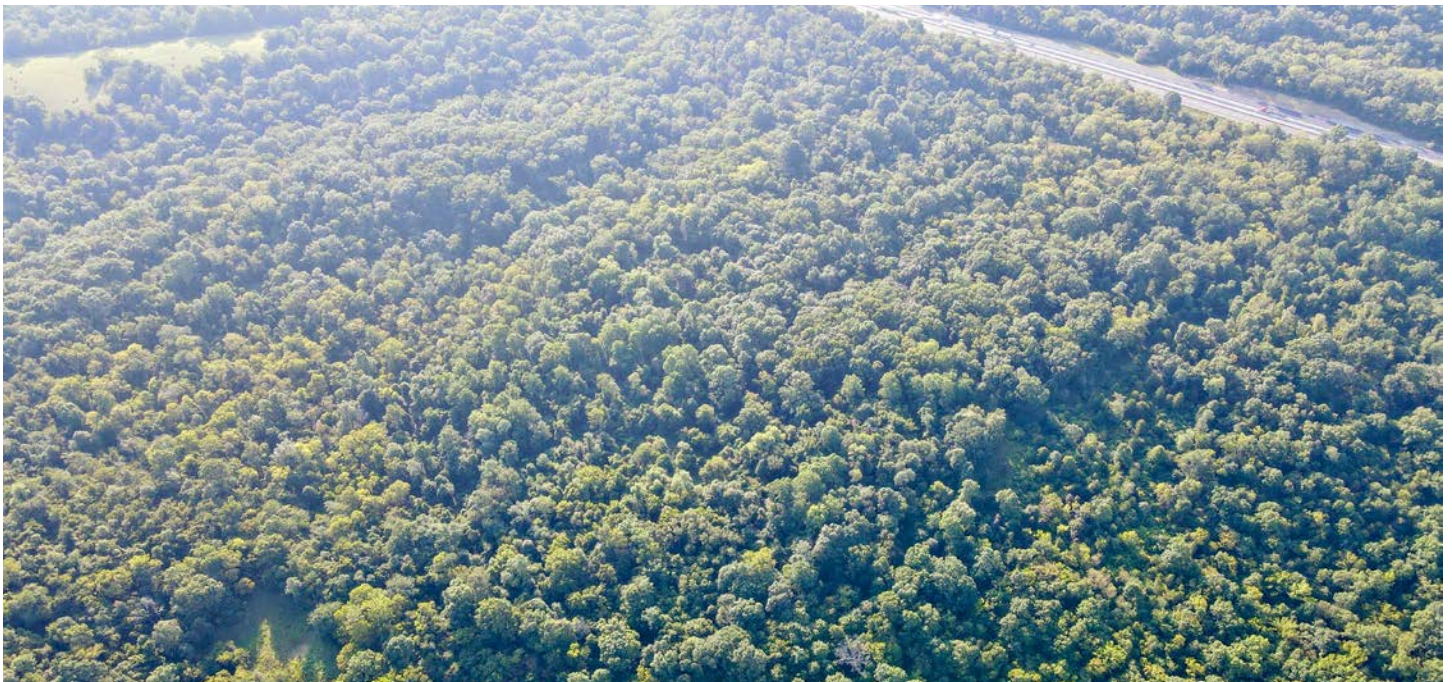
buyer focused on timber, the combination of mature stands, species diversity, and younger growth provides the foundation for a long-term woodland asset with potential future timber income. The property also offers potential for a buyer interested in future improvements or a private rural retreat, with electricity along the road, quick highway access, and substantial acreage.

Located in Gallatin County with convenient access to I-71, the property is approximately midway between Cincinnati and Louisville, with Sparta, Warsaw, Carrollton, and the Kentucky Speedway within the surrounding area. Contact us today to schedule a private showing and walk the property. Showing by appointment only.

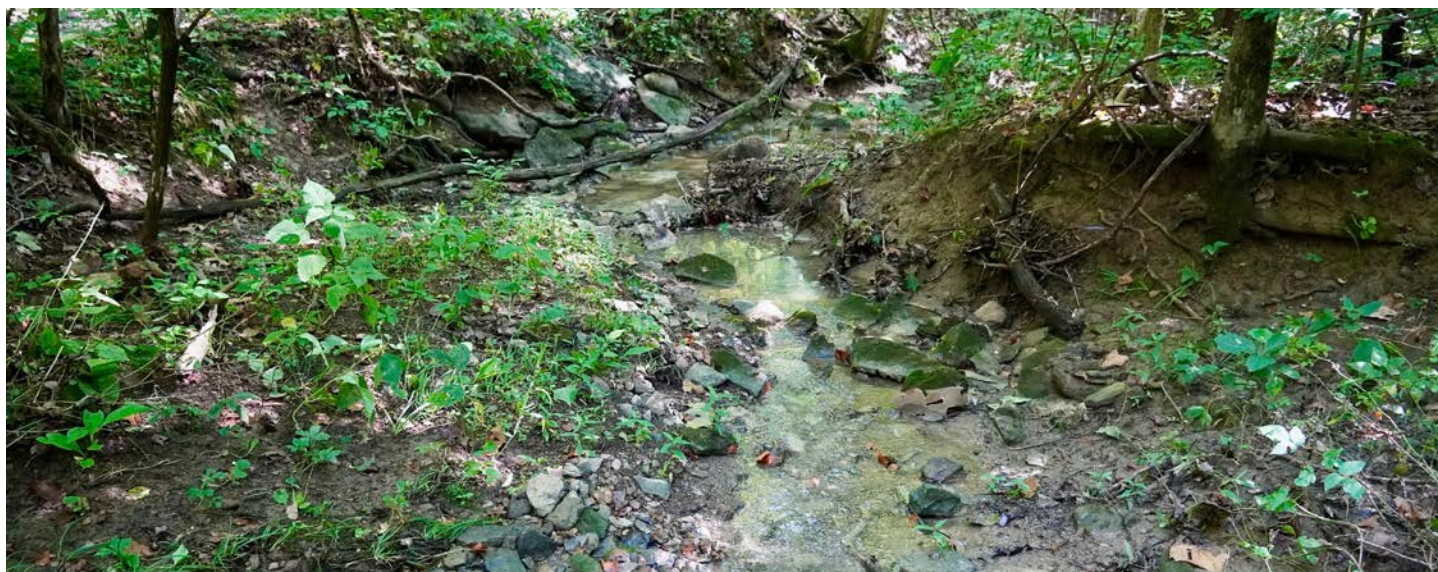
PROPERTY FEATURES - 160 +/- ACRES

PRICE: **\$699,999** | COUNTY: **GALLATIN** | STATE: **KENTUCKY**

- 160 +/- acres in Gallatin County, Kentucky
- East side of Knox Lillard Road
- Good deer and turkey habitat
- Hunting lease currently in place: expires upon closing; buyer takes possession free of the lease
- Approximately 700 yards of I-71 interstate frontage after the Exit 55 interchange
- Knox Lillard Road frontage
- Predominantly timbered: some mature, diverse hardwood with younger growth
- Gentle, rolling topography
- Multiple creeks running throughout
- Established trail system
- Approximately 150 yards of power line easement across the northern portion
- 600-yard pipeline easement along the south end.
- Electric at the road
- Located directly on I-71 in north-central Kentucky, roughly midway between Cincinnati and Louisville
- Near Sparta, Warsaw, Carrollton, and the Kentucky Speedway



CREEK(S)



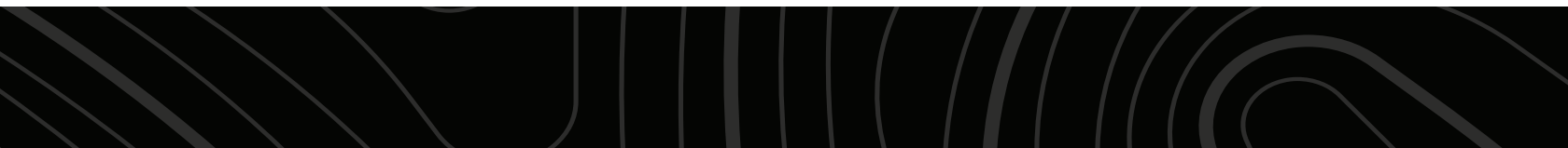
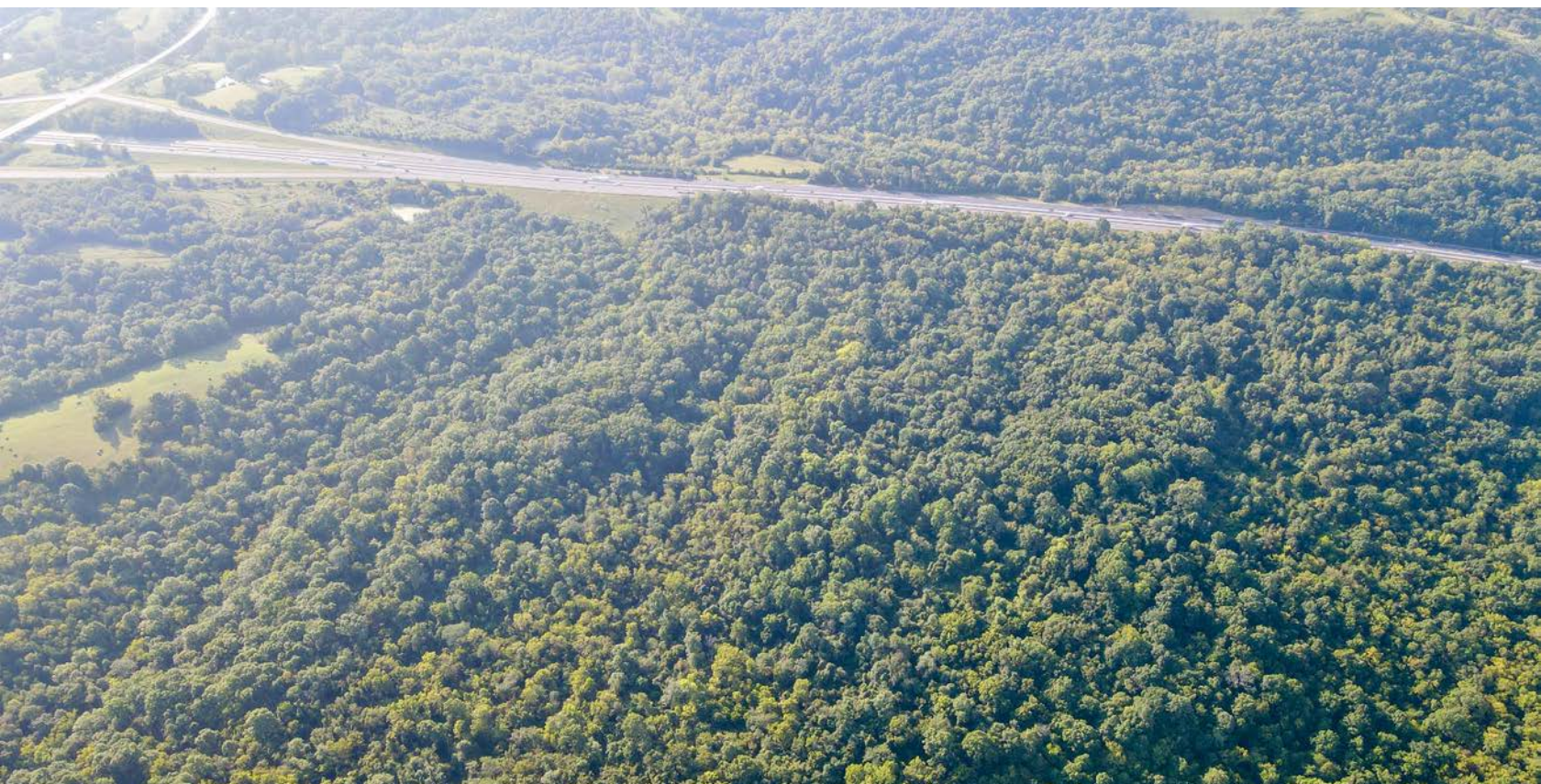
ESTABLISHED TRAIL SYSTEM



SATELLITE HUNTING PROPERTY



ROAD FRONTAGE



AERIAL MAP - 47 +/- ACRES



Boundary Center: 38° 41' 37.81, -84° 57' 36.92

0ft 342ft 683ft



Maps Provided By:



© AgriData, Inc. 2025

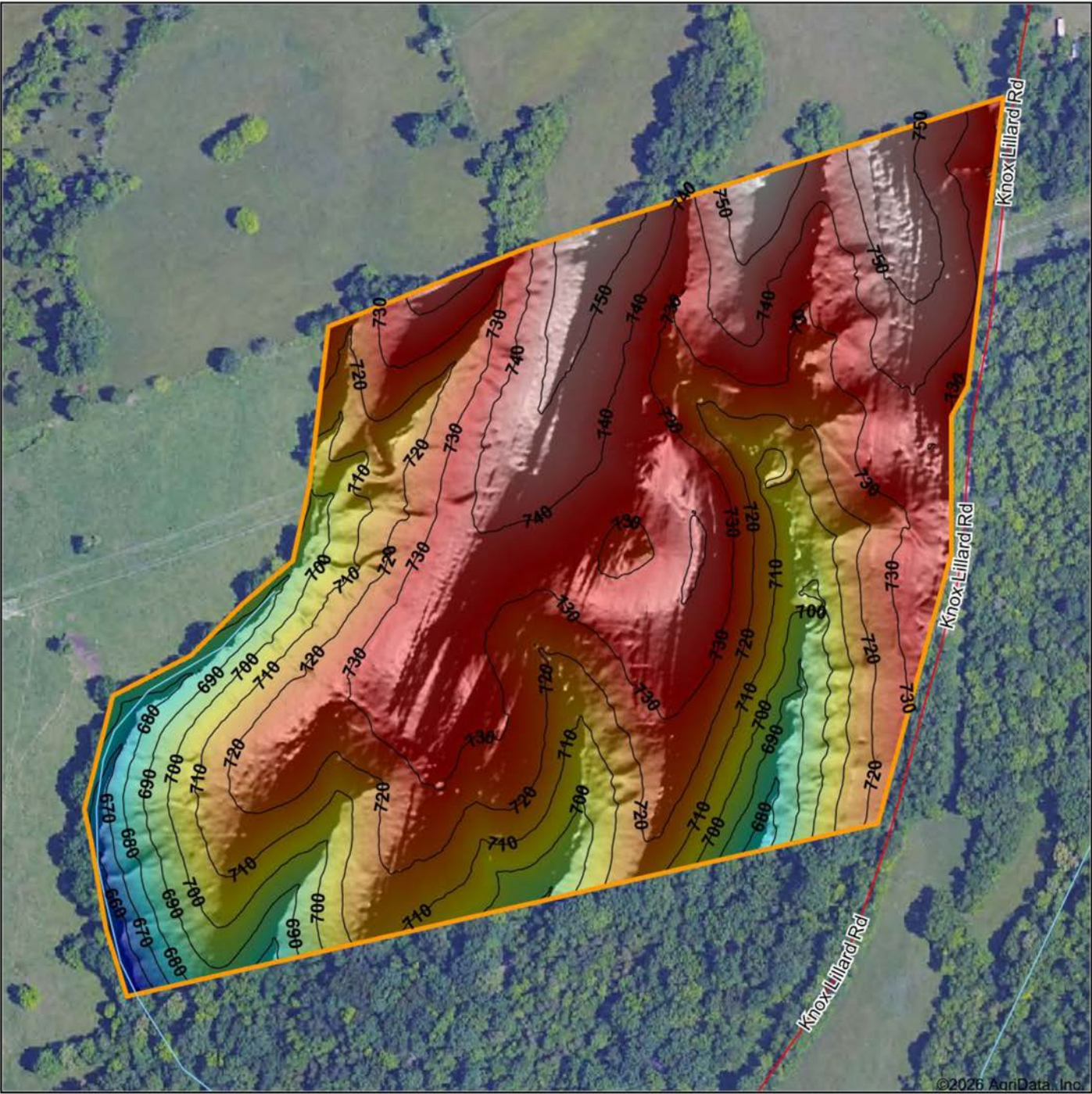
www.AgriDataInc.com

Gallatin County
Kentucky



8/14/2026

HILLSHADE MAP - 47 +/- ACRES



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem

Interval(ft): 10

Min: 649.3

Max: 759.8

Range: 110.5

Average: 722.4

Standard Deviation: 19.26 ft

0ft 317ft 634ft

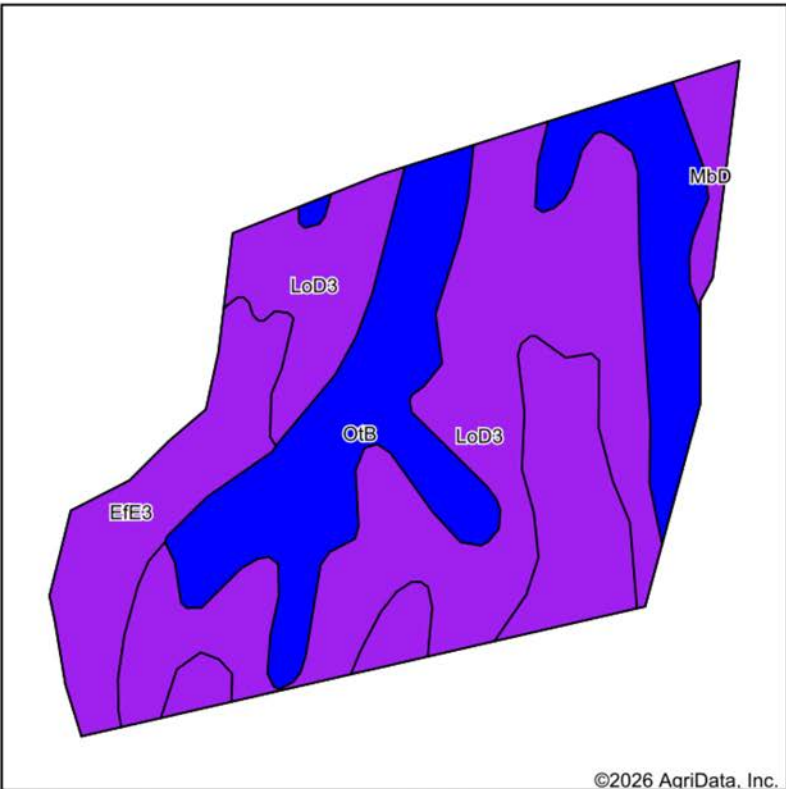


8/14/2026

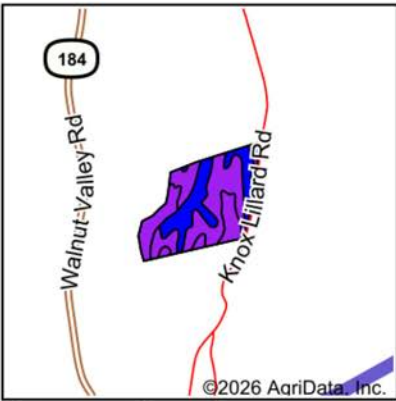
Gallatin County
Kentucky

Boundary Center: 38° 41' 37.81, -84° 57' 36.92

SOILS MAP - 47 +/- ACRES



Soils data provided by USDA and NRCS.



State: **Kentucky**
County: **Gallatin**
Location: **38° 41' 37.81, -84° 57' 36.92**
Township: **Warsaw**
Acres: **47.29**
Date: **8/14/2026**



Maps Provided By:



Area Symbol: KY612, Soil Area Version: 22

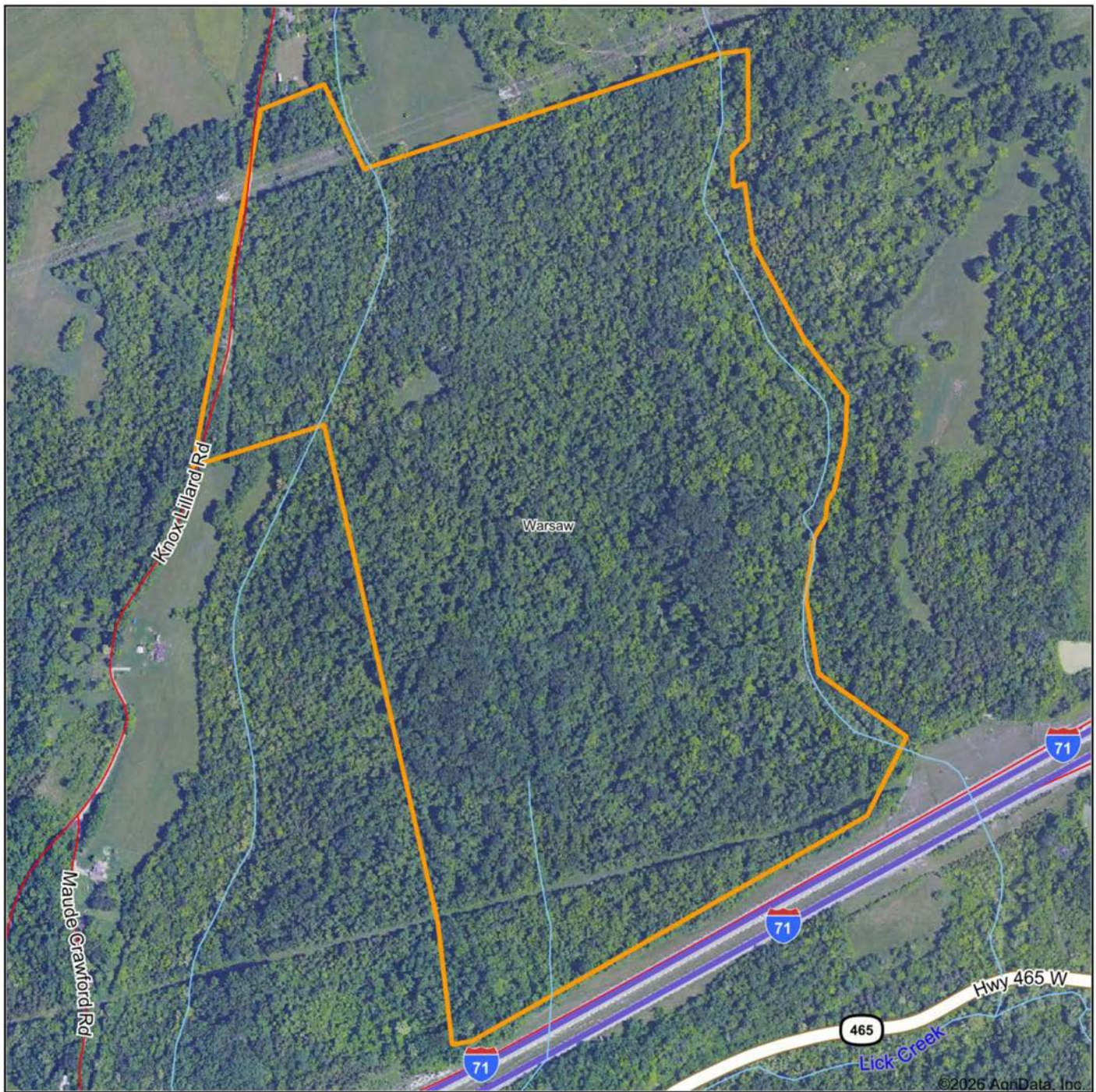
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
LoD3	Lowell silty clay loam, 12 to 20 percent slopes, severely eroded	21.10	44.6%		3.9ft. (Lithic bedrock)	Vle	59	59	42
OtB	Otwood silt loam, 2 to 6 percent slopes, rarely flooded	13.90	29.4%		2.5ft. (Fragipan)	Ile	64	63	55
Efe3	Eden flaggy silty clay, 20 to 30 percent slopes, severely eroded	11.10	23.5%		2.3ft. (Paralithic bedrock)	Vle	8	8	3
MbD	Markland soils, 12 to 35 percent slopes	1.19	2.5%		> 6.5ft.	Vle	31	26	18
Weighted Average						4.82	*n 47.8	*n 47.4	*n 36.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

AERIAL MAP - 160 +/- ACRES



Map Center: 38° 41' 28.46, -84° 57' 9.88

0ft 643ft 1286ft



Maps Provided By:



© AgriData, Inc. 2025

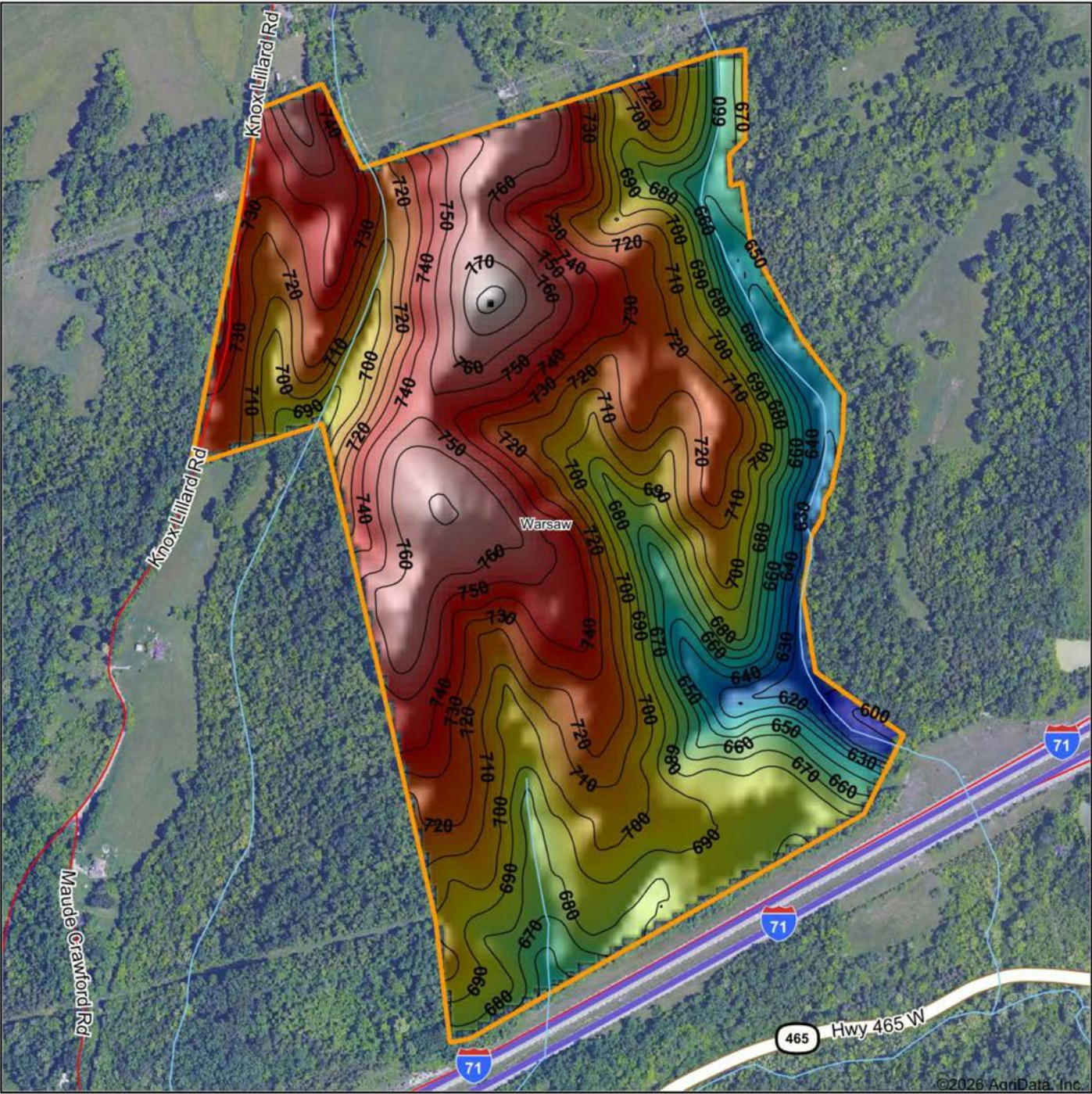
www.AgrIDataInc.com

Gallatin County
Kentucky



8/14/2026

HILLSHADE MAP - 160 +/- ACRES



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 10

Min: 593.8

Max: 774.9

Range: 181.1

Average: 706.3

Standard Deviation: 36.68 ft

0ft 646ft 1292ft

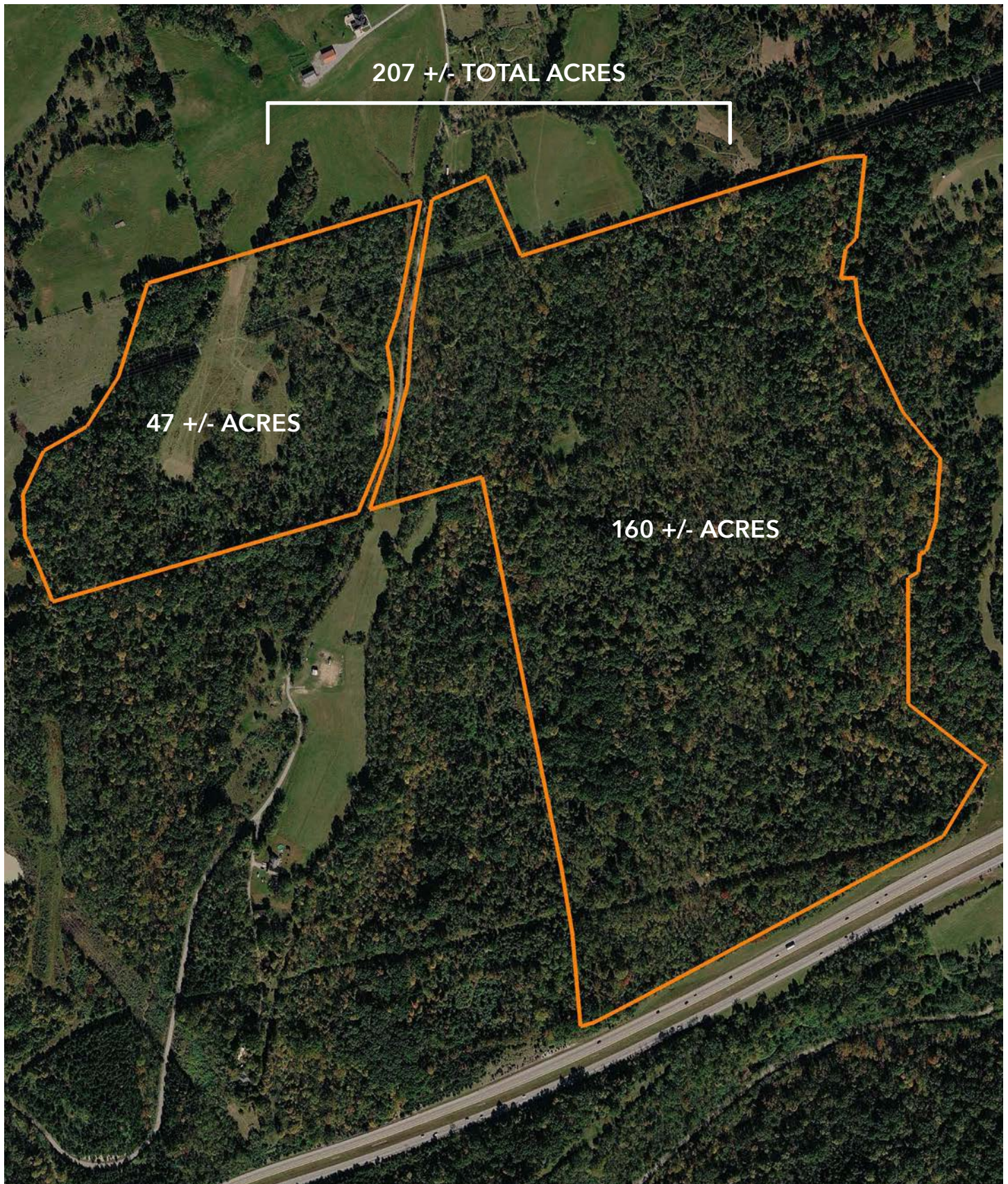


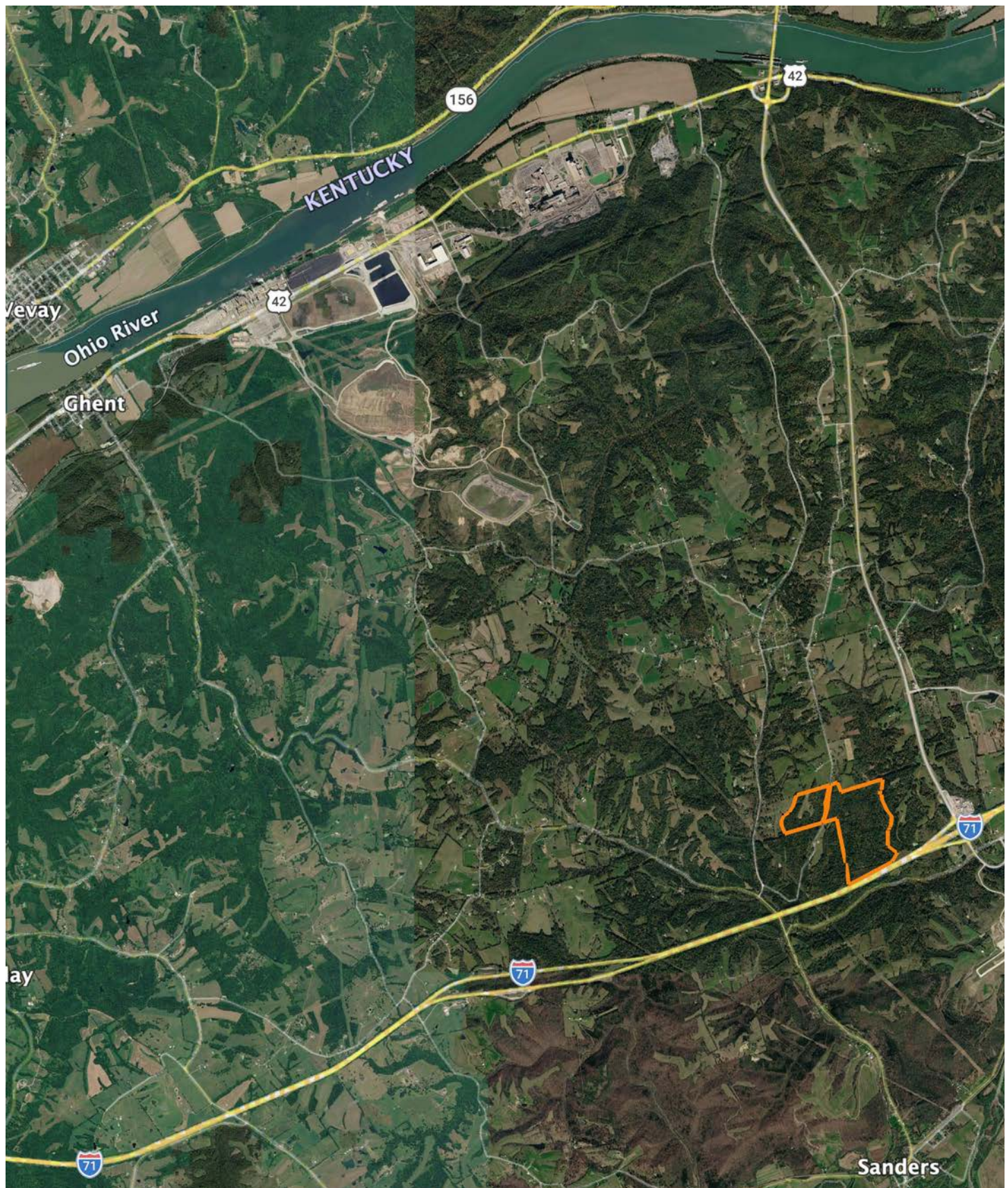
8/14/2026

Gallatin County
Kentucky

Boundary Center: 38° 41' 28.46, -84° 57' 9.88

AERIAL 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,
LAND AGENT

859.415.4896

MGoodpaster@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.