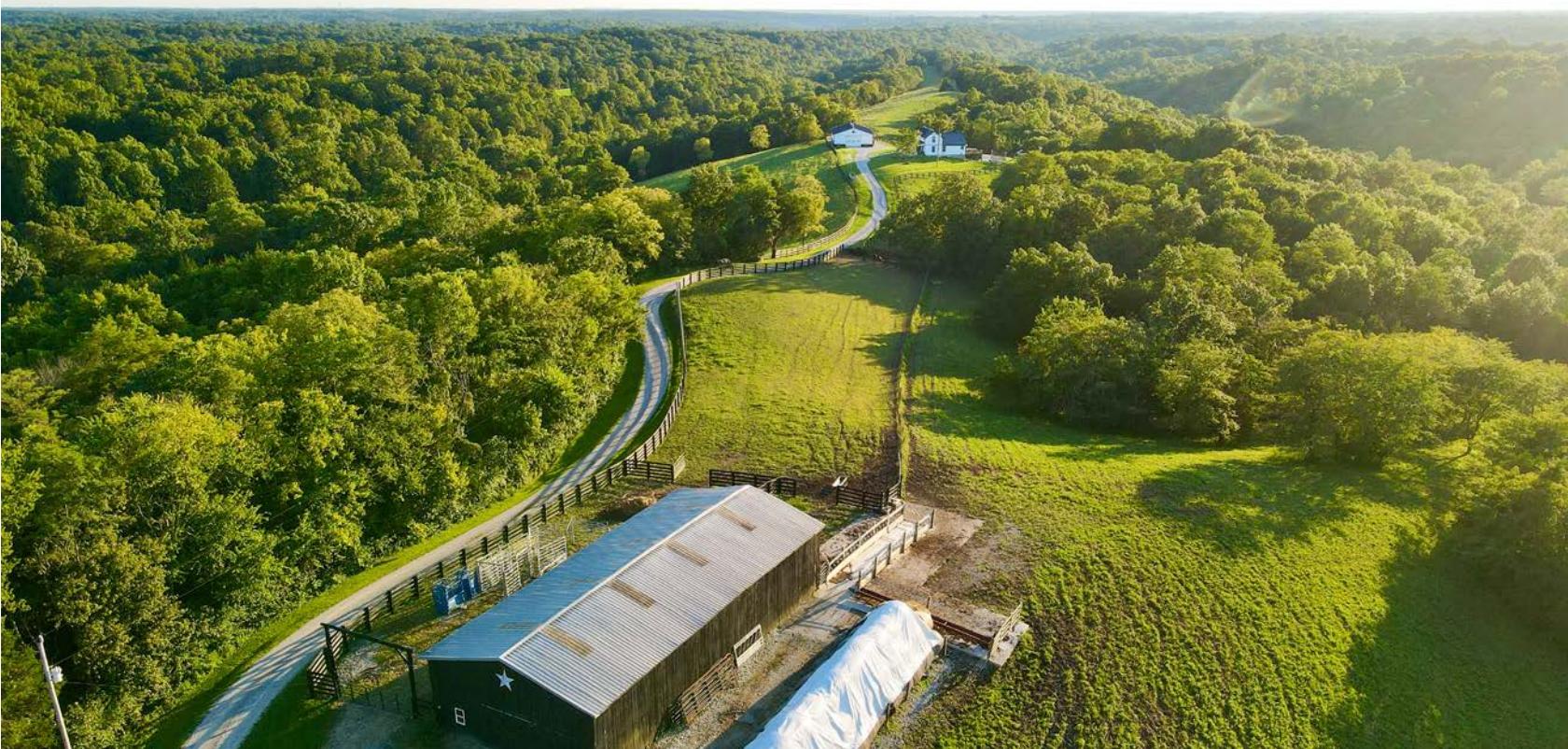


MIDWEST LAND GROUP PRESENTS

240 ACRES

OWEN COUNTY, KY

6265 GEORGETOWN ROAD, OWENTON, KENTUCKY 40359



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LEGACY RANCH - 240 +/- TURNKEY ACRES 20 MINUTES NORTH OF STAMPING GROUND

Most farms this size make a family choose. Run horses and cattle or hold deer. Buy the ground or buy the improvements. Take the view or take the water. This Owen County legacy ranch never asked that question, because the people who spent the last ten years building it refused to answer.

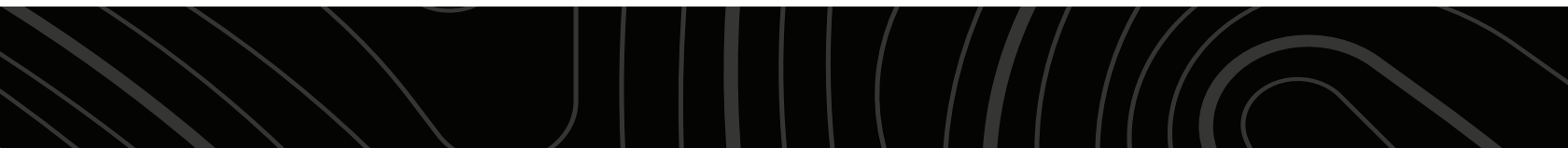
Once you turn off Georgetown Road, the farm starts working on you before you ever see the house. A quarter mile of secluded driveway, black floor-board fence running both sides, old oaks and walnuts closing over the top of it. Then the timber lets go, the ground opens, and the drive climbs to the crown of the hill. 240 acres fall away in every direction, and almost nothing of anyone else's comes into the frame.

Water is what makes the rest of it work, and this farm has more of it than most places twice its size. Over two miles of live creek run through the property, including better than three-quarters of a mile of Sawdridge Creek, fed year-round by a natural spring. When late summer turns dry and surrounding farms are hauling water, this ground is still running. Dependable water for livestock

and a resource that holds wildlife on the property rather than sending it to the neighbors. Sycamores stand thick through the bottoms where that water goes.

The working side is already earning. There are 33 acres of black floor-board and barbed wire paddock with cattle runs adjacent to creek bottoms that head to other pastures, and are ready for a cow-calf herd the week you take the keys. An 80'x40' stable barn with seven stalls handles the livestock side. A 40'x60' cement floor barn/detached garage takes the equipment and the shop work, and behind the house sits a productive garden with a 12'x20' garden shed. Electric, water, septic, and propane are in the ground and in service.

Hunting is not just a corner of this farm. It is the whole farm. All 240 acres have been managed for wildlife, and five food plots are already in the ground for the coming season. This includes multiple feeders, blinds, and stands in place. Turkeys litter the entire property and every year strut on the hill that the house overlooks. And for my morel mushroom lovers, over 500 morels were found in 2026 alone.





Nearly 200 acres are wooded, and in the last five years only 30 of those acres saw a select cut. What is left is a healthy, mature stand, oaks scattered across the entire property, walnut and conifer through it, and a timber investment that keeps compounding whether the next owner ever runs a saw or not. Habitat that carries mature bucks is not built in a season, it shows up in the age class walking this place right now.

The home is over 4,000 square feet with six bedrooms and two baths, with plenty of space for storage. Room enough for extended family, guests, or a full hunting party. The house, the basement, and the 40'x60' barn were all remodeled and finished at the end of 2023. A 22'x20' carport sits behind the house with ample covered

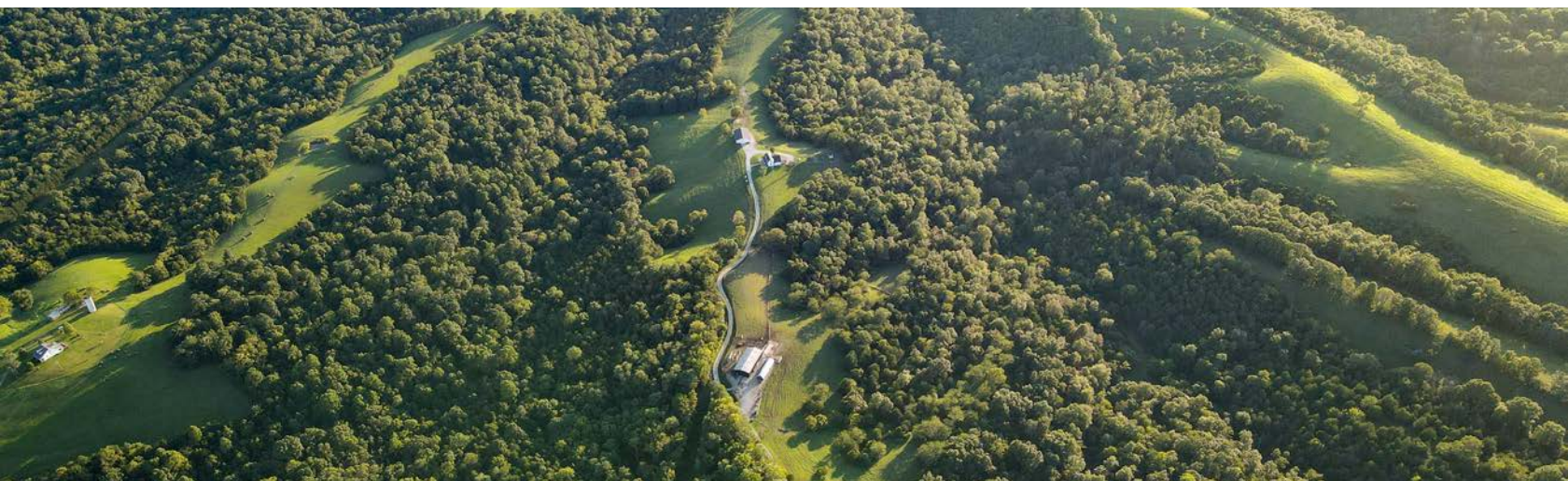
parking, and a productive garden runs off the back. Twenty minutes to Owenton, forty-five to Lexington, an hour to Cincinnati, and an hour and fifteen to Louisville. Remote enough to disappear into, close enough to keep a life going.

Years of management with no detail overlooked is what separates this farm from everything else on the market at this size. Every post, board, food plot, and habitat decision conveys with it. Whether you are a cattle farmer, a horse farmer, a hunter who has spent years chasing ground like this, or someone simply looking for a quiet place to call home, this is a legacy built to last lifetimes. A place like this comes together once, and it sells once. Call today and come walk it.

PROPERTY FEATURES

COUNTY: **OWEN** | STATE: **KENTUCKY** | ACRES: **240**

- Working cattle and horse farm
- Premier hunting and recreational property
- Mature, high-quality deer herd
- Exceptional turkey population
- 200 +/- acres of mature timber
- 30 +/- acres selectively harvested within the past five years
- 2+ miles of live creek
- 3/4+ mile of Sawdridge Creek
- Natural year-round spring
- Five established food plots
- Mature oak, walnut, and conifer timber
- Abundant sycamore along creek bottoms
- 33 +/- acres of fenced paddocks
- Six enclosed paddocks with cattle runs
- 4,000 +/- square foot 1927 farmhouse, remodeled in 2023
- Six bedrooms and two bathrooms
- Finished basement with bonus and storage rooms
- 80'x40' horse stable barn
- Seven-stall horse barn
- 40'x60' finished barn
- Established electric, water, septic, and propane
- Detached garage
- Productive garden
- 1/4-mile private drive
- Black four-board fencing
- Mature oak and walnut-lined drive
- Secluded hilltop setting
- Long-range sunrise and sunset views
- Cattle production potential
- Hunting and timber income potential
- Long-term investment and legacy property
- Convenient central Kentucky location
- 25 +/- minutes to Owenton
- 20 +/- minutes to Stamping Ground
- 35 +/- minutes to Dry Ridge and the Ark Encounter
- 35 +/- minutes to Georgetown
- 45 +/- minutes to Lexington
- 1 hour to Cincinnati
- 1 hour 20 minutes to Louisville
- Livestock do not convey



REMODELED 1927 FARMHOUSE

The home is over 4,000 square feet with six bedrooms and two baths, with plenty of space for storage. Room enough for extended family, guests, or a full hunting party. The house, the basement, and the 40'x60' barn were all remodeled and finished at the end of 2023.



ADDITIONAL INTERIOR PHOTOS



PRODUCTIVE GARDEN

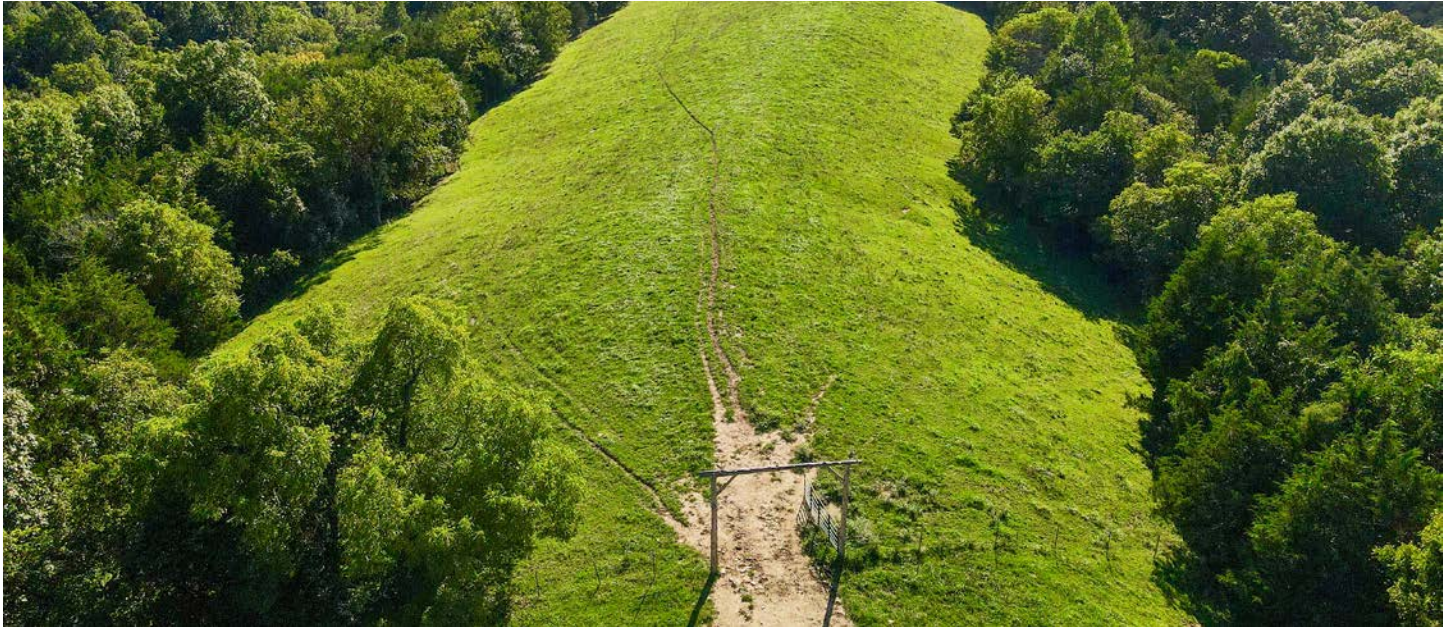


40'x60' FINISHED BARN/GARAGE

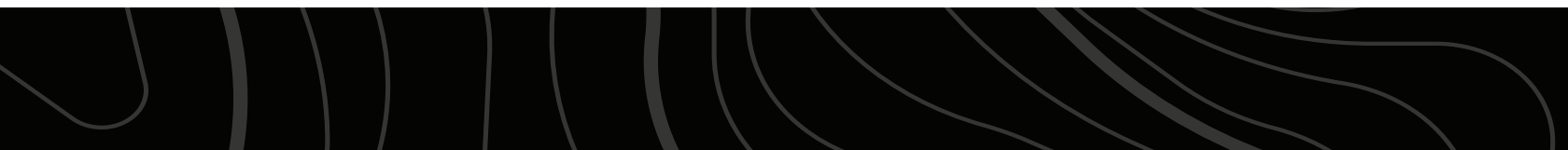


WORKING CATTLE AND HORSE FARM

The working side is already earning. There are 33 acres of black floor-board and barbed wire paddock with cattle runs adjacent to creek bottoms that head to other pastures, and are ready for a cow-calf herd the week you take the keys.



80'x40' HORSE STABLE BARN



3/4+ MILE OF SAWDRIDGE CREEK



200 +/- ACRES OF MATURE TIMBER



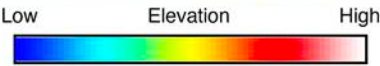
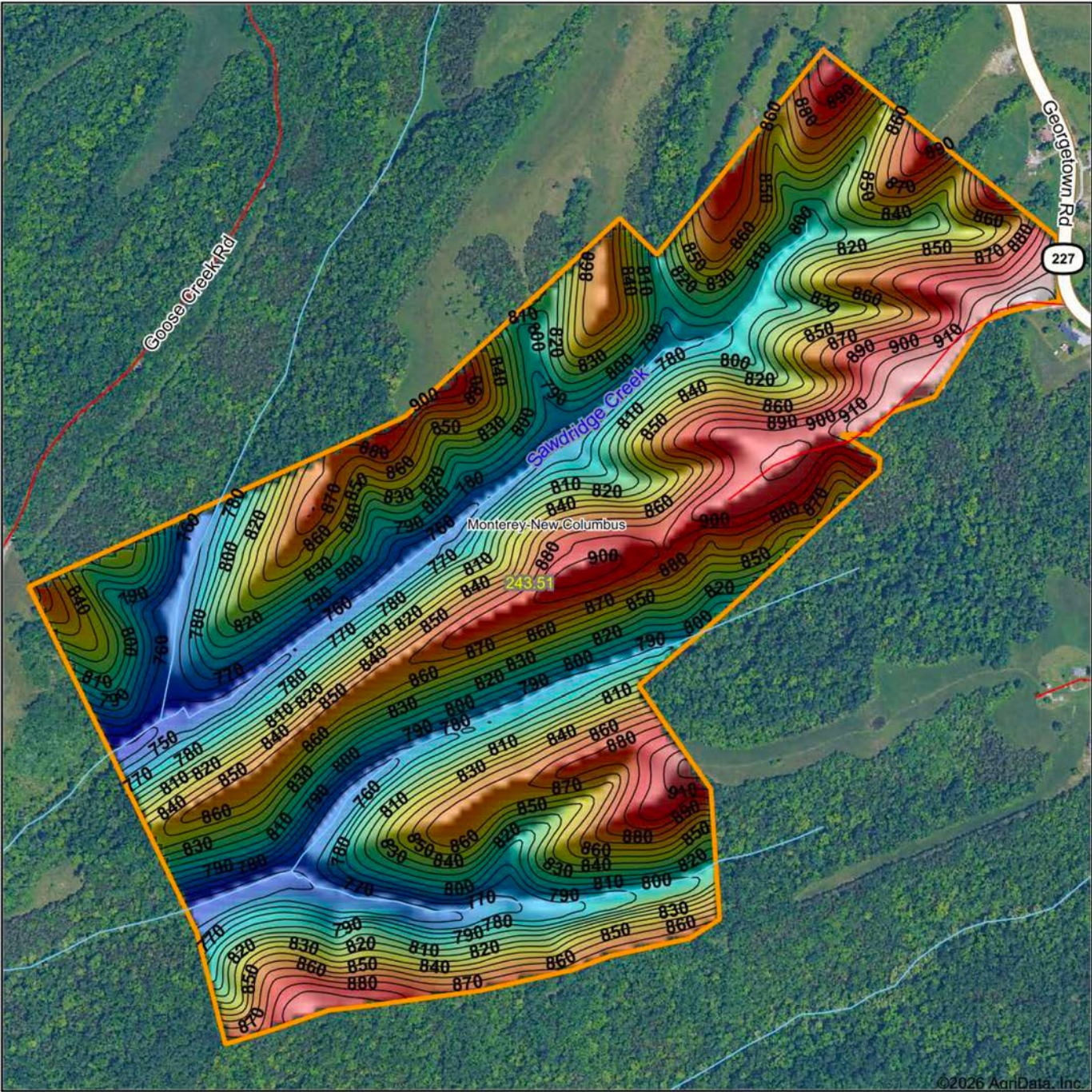
EXCELLENT HUNTING



AERIAL MAP



HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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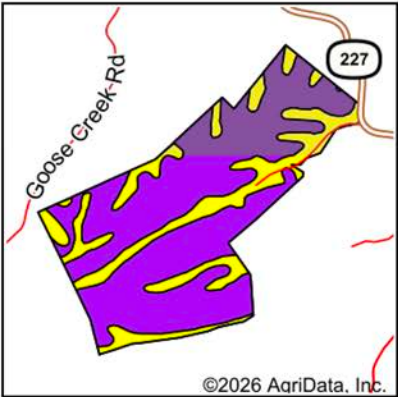
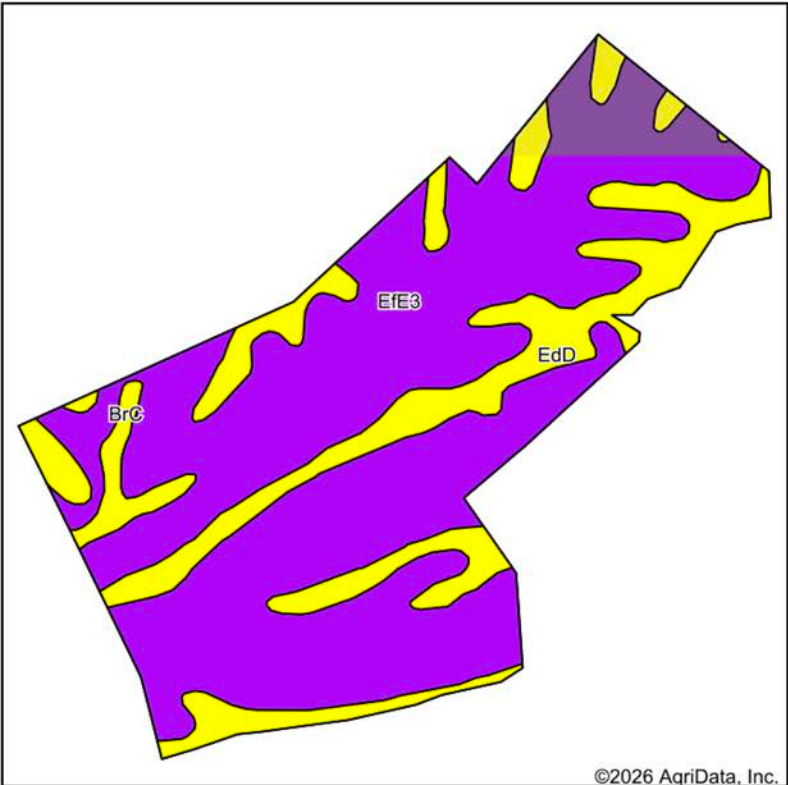
Source: USGS 10 meter dem
Interval(ft): 10
Min: 731.0
Max: 946.8
Range: 215.8
Average: 828.2
Standard Deviation: 44.62 ft



Owen County
Kentucky

Boundary Center: 38° 27' 2.78, -84° 46' 24.84

SOILS MAP



State: **Kentucky**
County: **Owen**
Location: **38° 27' 2.78, -84° 46' 24.84**
Township: **Monterey-New Columbus**
Acres: **243.51**
Date: **8/14/2026**



Maps Provided By:

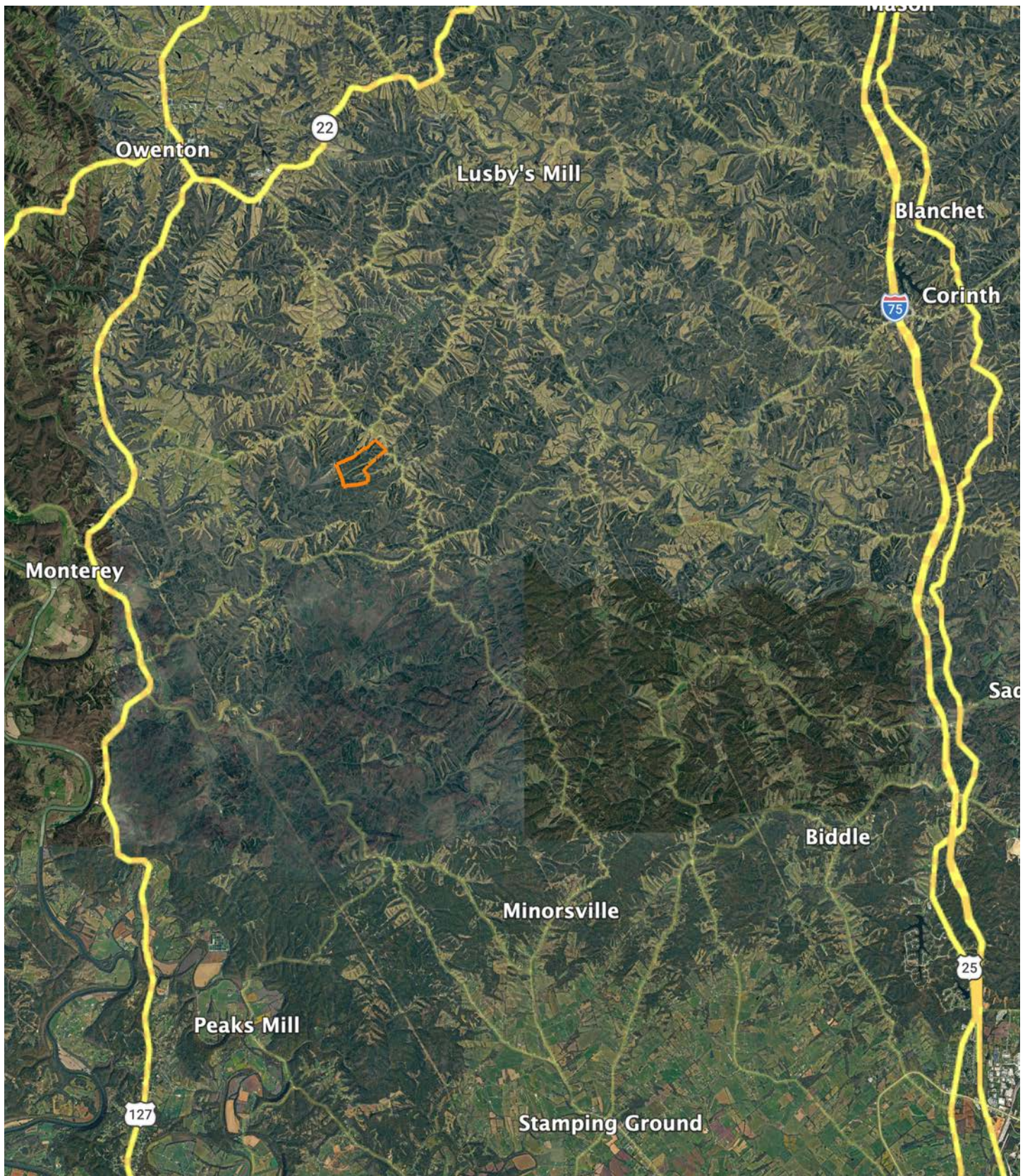


Soils data provided by USDA and NRCS.

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
Efe3	Eden flaggy silty clay, 20 to 30 percent slopes, severely eroded	181.11	74.4%		2.3ft. (Paralithic bedrock)	VIe	8	8	3
EdD	Eden silty clay loam, 12 to 20 percent slopes	57.29	23.5%		2.3ft. (Paralithic bedrock)	IVe	47	46	32
BrC	Brashear silty clay loam, 6 to 12 percent slopes	5.11	2.1%		> 6.5ft.	IVe	83	83	66
Weighted Average						5.49	*n 18.7	*n 18.5	*n 11.1

*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,
LAND AGENT

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MidwestLandGroup.com

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