

MIDWEST LAND GROUP PRESENTS

40 ACRES

**HARDIN
COUNTY, KY**



MidwestLandGroup.com



SMALL FARM, BIG POTENTIAL: 40 ACRES OF PASTURE & WOODS

COUNTY: HARDIN | **STATE:** KENTUCKY | **ACRES:** 40

These 40 +/- acres outside Cecilia stretch south from St. John Road and widen into a point at the back, an arrow-shaped farm with pasture and a pond up front and thick cover behind. There is no house and nothing to tear down, just open ground and woods ready for whatever the next owner has in mind: a few head of cattle, pasture rented for income, a cabin or future homesite, and a place to hunt in one of the most respected whitetail counties in Kentucky.

The open ground sits up front along St. John Road. Pasture fills the north end of the property, with a small farm pond tucked into the field, and the setup suits cattle as well as it suits a hay or grazing arrangement. A new owner can run his own livestock or rent the pasture ground to a neighbor and let the farm generate income while he decides on his long-term plans. Neighboring cattle fence and boundary stakes already mark the property lines on all sides.

Past the pasture, the farm turns to woods. The timber was last harvested likely 20-30 years ago, but many hardwoods were left standing, including a couple of truly massive oaks that are worth the walk on their own. What the harvest left behind is exactly what a deer wants: Edge. Thick regrowth and cover.

Multiple areas of heavy mass acorn production, thick conifer hillside, a tulip poplar grove, and early successional in both the pasture field and the farthest south point of the property. A wet-weather creek crosses the property where the two meet, running after a good rain and carving a natural travel line through the cover. Multiple spots across the farm could easily lend themselves to food plots.

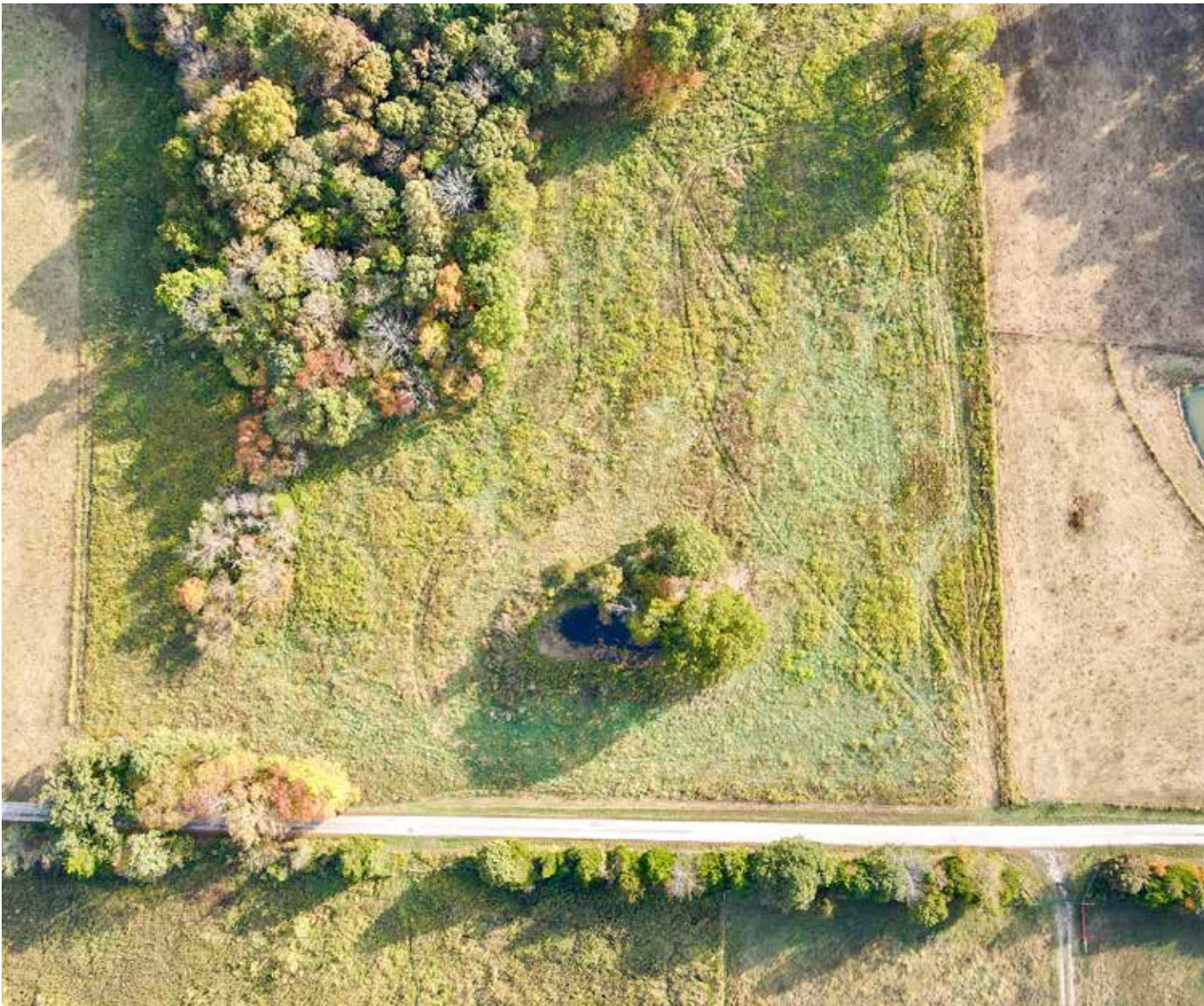
Hardin County has long been known for trophy whitetail, and this tract sits in the middle of it. The neighboring landowners have managed their ground for wildlife, and this farm has a history of holding mature whitetails and being a natural transition area for all times of the year. There is no house on the property, which leaves the vision entirely to the next owner. Whether a potential off-grid cabin or even a getaway to call your own. This is truly a blank chalkboard.

The location is a straight shot to everything you need. Elizabethtown is 25 minutes away, Fort Knox and Brandenburg are each about 25 minutes, and Louisville is an hour up the road. Hunting ground, pasture income, and a potential build site in one of the most respected whitetail counties in Kentucky. Call today and come walk it.



PROPERTY FEATURES

- 40 +/- acres in Hardin County, Kentucky
- Vacant land, no improvements
- Road frontage on St John Road
- Arrow-shaped tract running south from the road
- Mix of open pasture and woods
- Open pasture suited to cattle or hay
- Pasture rental income potential
- Small farm pond in the pasture
- Wet-weather creek through the middle of the farm
- Natural wildlife travel corridor along the creek
- Couple of massive mature oaks still standing
- Multiple potential food plot locations
- Trophy whitetail country with wildlife-managed neighbors
- Boundaries staked, farm not fenced
- Neighboring cattle fence along portions of several sides
- Long-term timber investment
- 25 minutes (17 miles) to Elizabethtown
- 25 minutes (20 miles) to Fort Knox
- 25 minutes (20 miles) to Brandenburg
- 1 hour (50 miles) to Louisville



PASTURE RENTAL POTENTIAL



TIMBER

What the harvest left behind is exactly what a deer wants: Edge. Thick regrowth and cover. Multiple areas of heavy mass acorn production, thick conifer hillside, a tulip poplar grove, and early successional in both the pasture field and the farthest south point of the property.



WET-WEATHER CREEK & POND

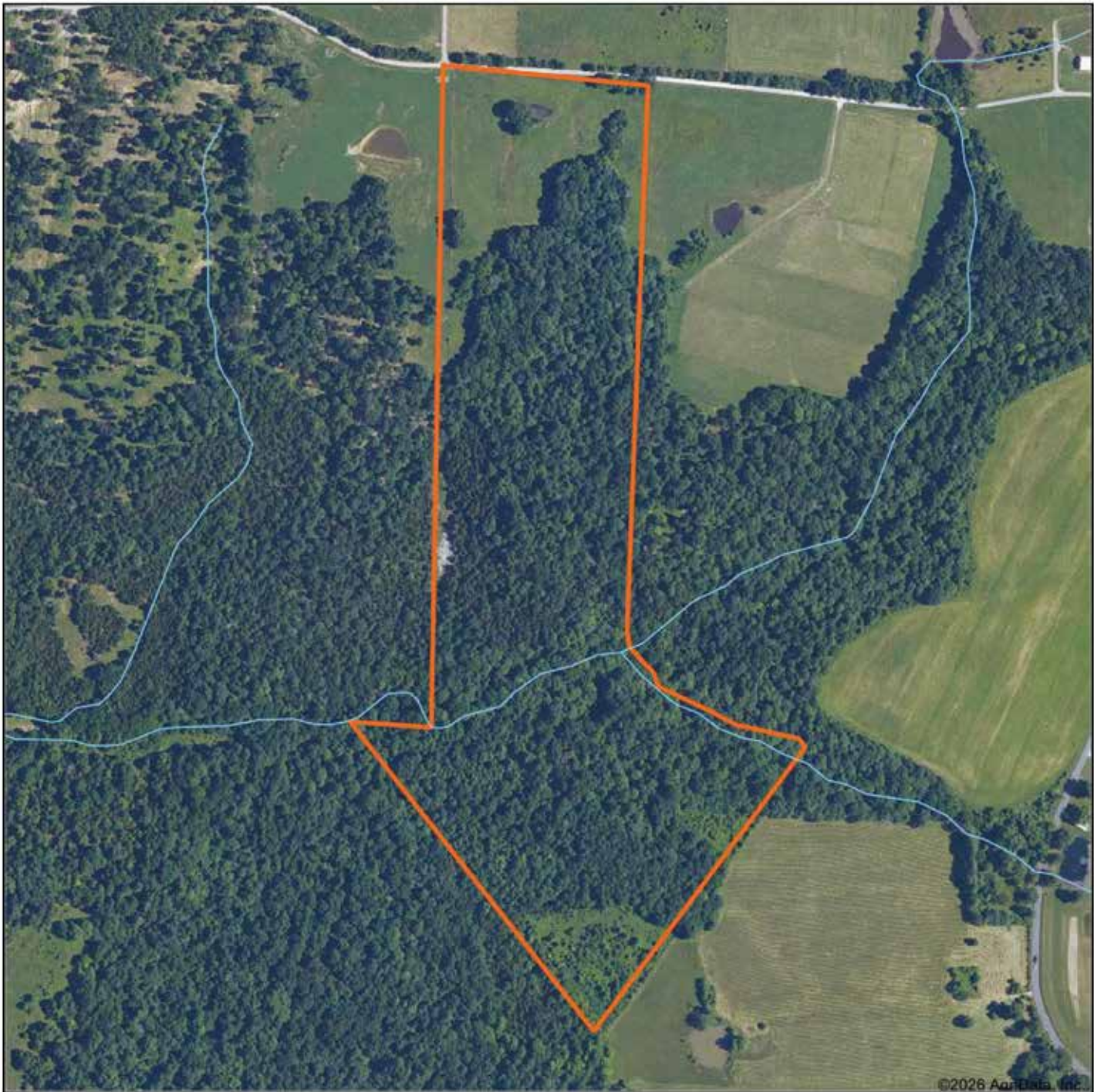
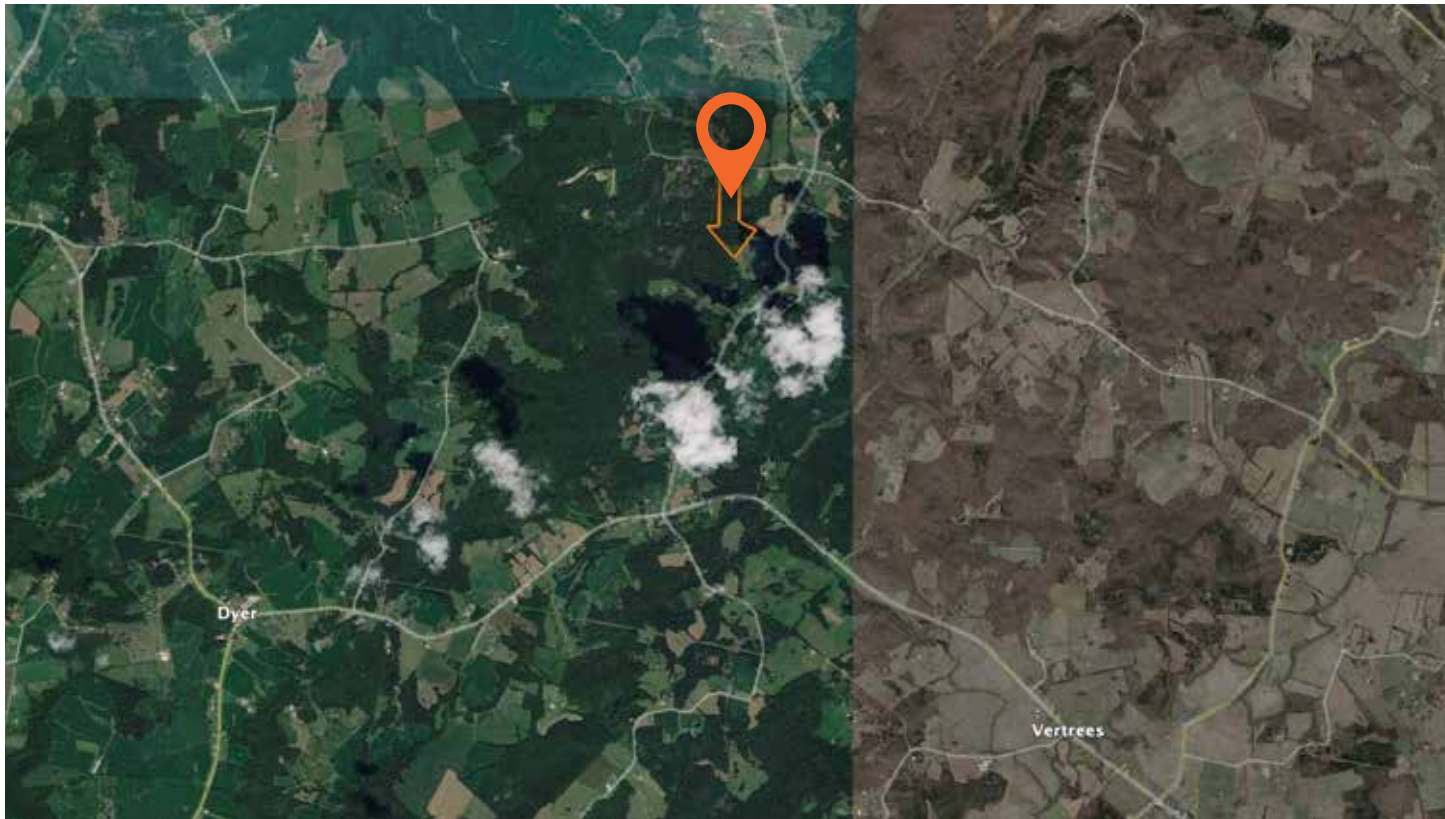


PRIME HABITAT

The neighboring landowners have managed their ground for wildlife, and this farm has a history of holding mature whitetails and being a natural transition area for all times of the year.



AERIAL MAPS





Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 37° 44' 21.81, -86° 10' 10.72

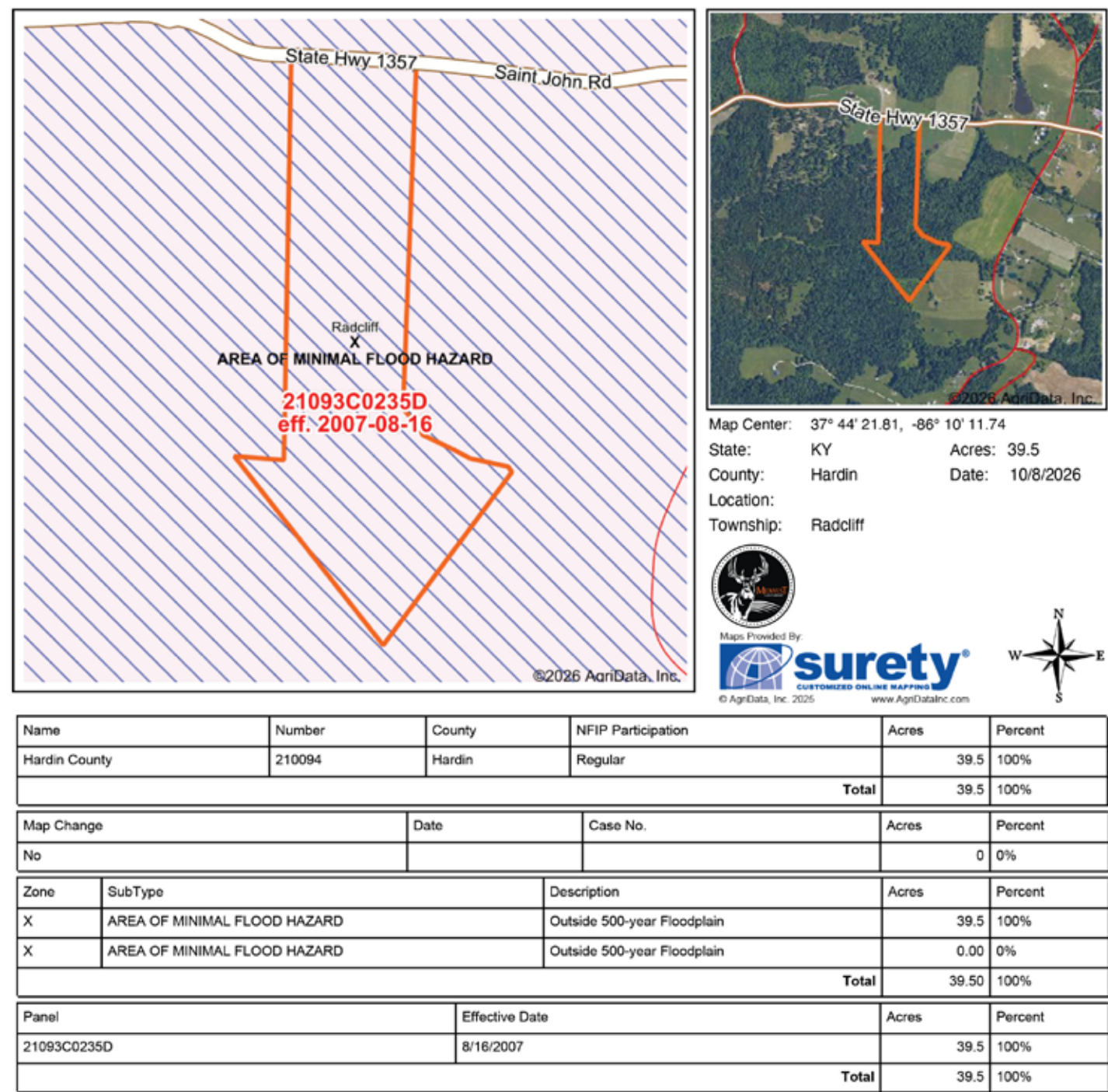
**Hardin County
Kentucky**

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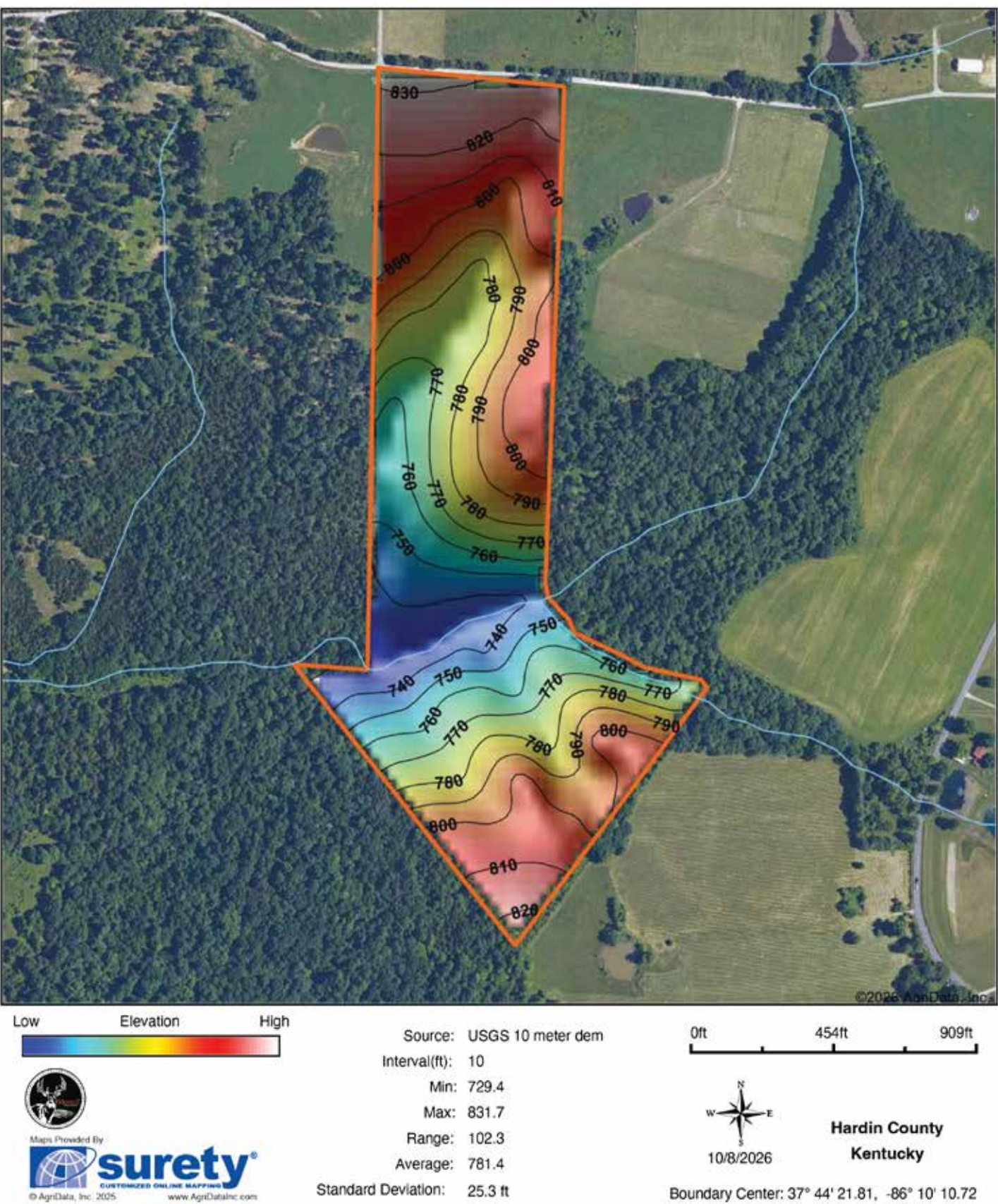


10/8/2026

FEMA MAP



HILLSHADE 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.



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