

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

OWEN COUNTY KENTUCKY



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OLD KENTUCKY FARMHOUSE FIXER-UPPER: 30 +/- ACRES NORTH OF STAMPING GROUND

Here is a rare chance to buy a proven hunting ground in Kentucky's Golden Triangle with a home already standing on it, and to make that home your own. Thirty acres, more or less, deeded at 37.2, carrying a two-and-a-half-story A-frame, real creek frontage, mature timber, and a hunting history that speaks for itself.

To be clear about the house up front: the A-frame is 2,800 square feet, three bedrooms and three baths, built in 1989, and it is without a doubt a fixer-upper. It needs a lot of work, and it is sold as-is. But the bones are here, the footprint is generous, and for a buyer willing to put in the work, it is a home in the woods in a secluded setting that most hunting tracts this size simply do not offer. A lean-to stands on either side of the house to keep vehicles out of the weather, a concrete pad with a basketball goal sits out back, and an abandoned pool sits behind the house, empty and as-is. Several other abandoned structures remain on the property as well:

two mobile home buildings and an 800 square foot barn, all sold as-is and left for the next owner to use, clear, or let stand.

The approach sets the tone. The driveway runs secluded off Harmony Road and, roughly 100 yards in, crosses a bridge over Elm Fork Creek before it reaches the house. Elm Fork cuts right through the heart of the property, giving approximately 350 yards of creek frontage and live water through the middle of the farm. The entrance is gated at the front.

This is a timber farm first and foremost. The ground is majority timber across rolling topography and multiple ridges, with plentiful oaks all over it, including some big, old oaks that were here long before the rest. A heavy cedar and conifer thicket holds the west edge of the farm, with conifers scattered throughout, creating a thick dark screen in many places. Down in the creek bottom you





will find walnuts, and about ten years ago the property was planted heavily in chestnuts throughout. Decades ago this was cattle pasture. Today it has grown back into exactly the kind of habitat that will support any kind of animal.

The property has a history of strong deer and turkey numbers, including multiple big deer taken on the ground. Three food plot locations have been established across the farm; multiple blinds and stands are set up on the property now, and roughly 672 yards of power line easement runs through the place, cleared right-of-way that doubles as ready-made food plot and travel-corridor ground for a habitat-minded owner. A water easement runs underneath as well. Both the water and mineral rights convey with the sale, and the property carries approximately 630 yards of road frontage along Harmony Road.

Location is where this property separates itself. It sits in Kentucky's Golden Triangle, the heavily sought-after

region framed by Lexington, Louisville, and Cincinnati, just north of the Scott County line in Owen County. Land here is tightly held, and a proven hunting ground this close to three major cities rarely reaches the open market. John A. Kleber Wildlife Management Area is just two miles away, about five minutes, putting more than 4,600 acres of public ground at the next owner's doorstep on top of the land he owns outright. Kleber also has a gun range less than five minutes from the property, so checking your zero before heading to the stand is an easy trip. Stamping Ground is 10 minutes away, Georgetown 25 minutes, Lexington 45 minutes, Cincinnati an hour and five minutes, and Louisville an hour and a half.

For the buyer who wants proven ground, live water, mature timber, a decade-old chestnut planting, and a home he can rebuild into exactly what he wants, this is a rare combination at this size and in this region. Call today and come walk it.

PROPERTY FEATURES

COUNTY: **OWEN** | STATE: **KENTUCKY** | ACRES: **30**

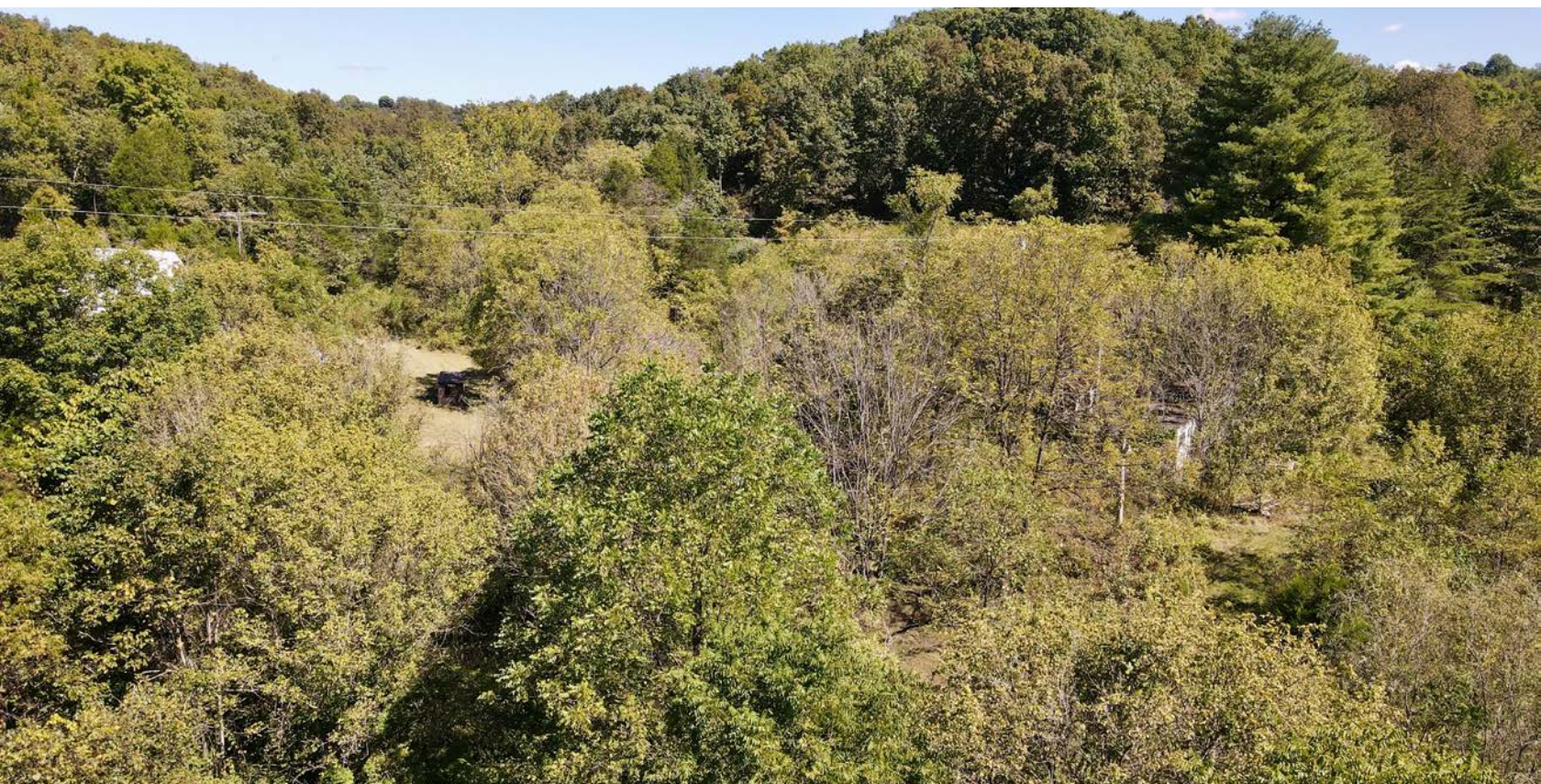
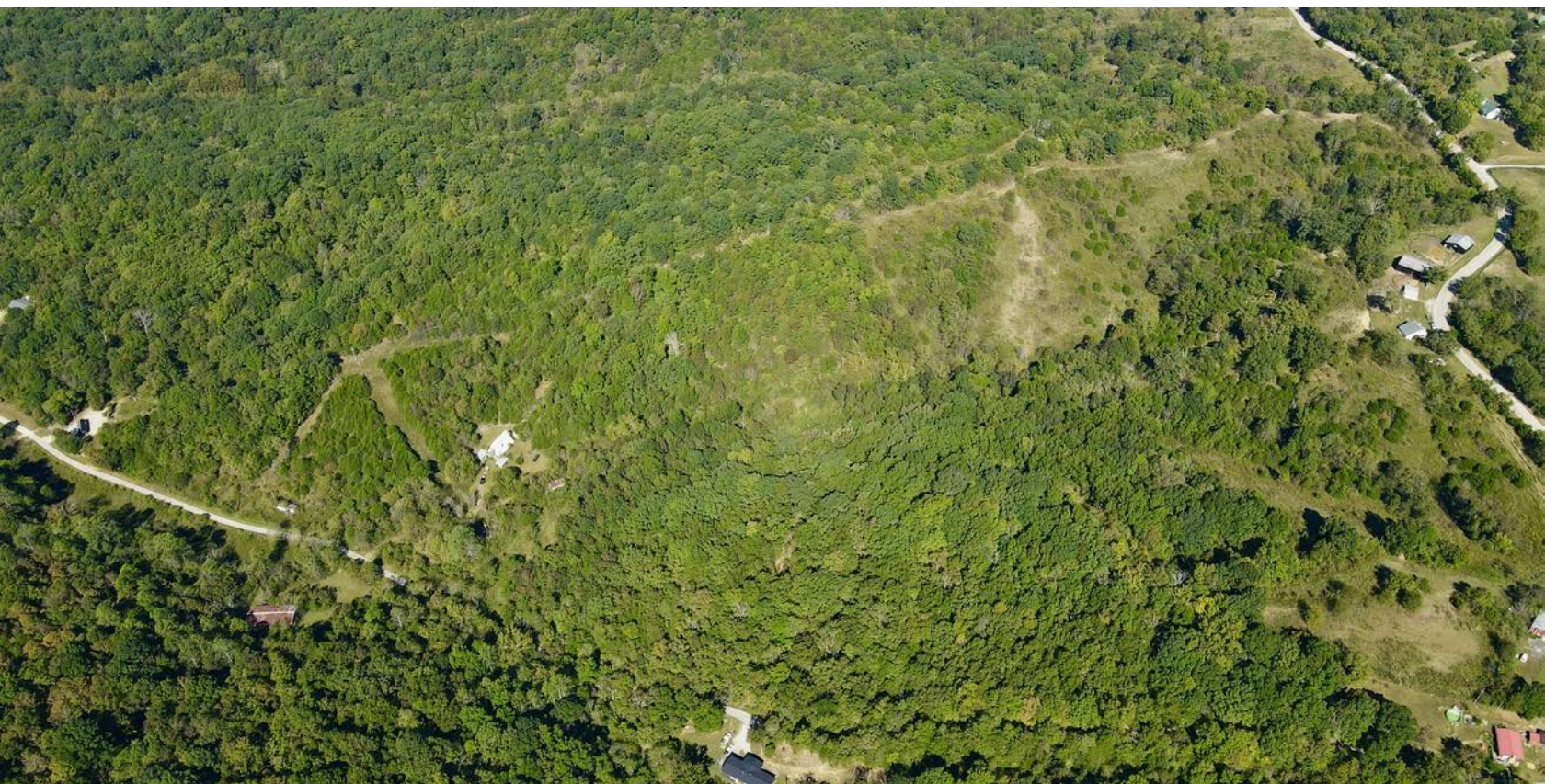
- 30 +/- acres in Kentucky's Golden Triangle (deeded 37.2)
- 2,800 sq. ft. A-frame, 3 bed, 3 bath
- Built 1989, fixer-upper being sold as-is
- Gated drive with bridge over Elm Fork Creek
- 350 yards of Elm Fork Creek frontage
- Majority timber across rolling ridges
- Big, old oaks throughout the property
- Heavy cedar and conifer thicket for bedding
- Ten-year chestnut planting; walnuts in the bottom
- Proven deer and turkey, multiple big deer taken
- 3 established food plot locations
- 672 yards of power line easement
- Water and mineral rights convey
- 630 yards of Harmony Road frontage
- Barn, 2 mobile homes, and pool sold as-is
- 5 minutes (2 miles) to John A. Kleber WMA
- 10 minutes (8 miles) to Stamping Ground
- 25 minutes (18 miles) to Georgetown
- 45 minutes (30 miles) to Lexington
- 1 hour 5 minutes (63 miles) to Cincinnati



2,800 SQ. FT. A-FRAME, 3 BED, 3 BATH



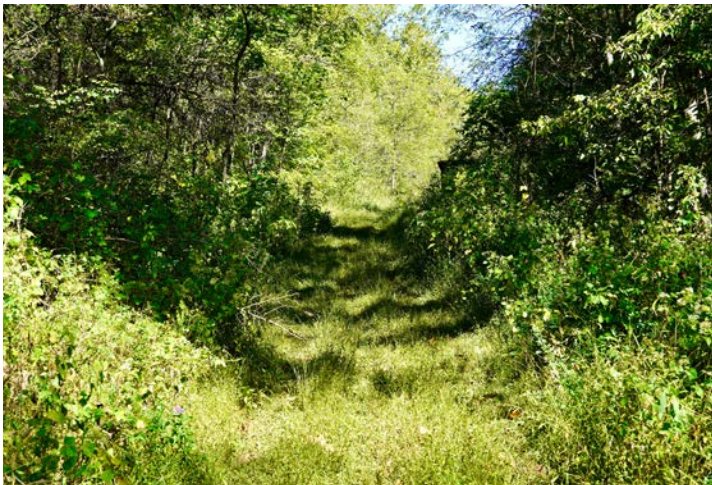
MAJORITY TIMBER ACROSS ROLLING RIDGES



GATED DRIVE & BRIDGE



ADDITIONAL PHOTOS



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 38° 22' 38.79, -84° 42' 47.47

0ft 342ft 685ft



Maps Provided By:



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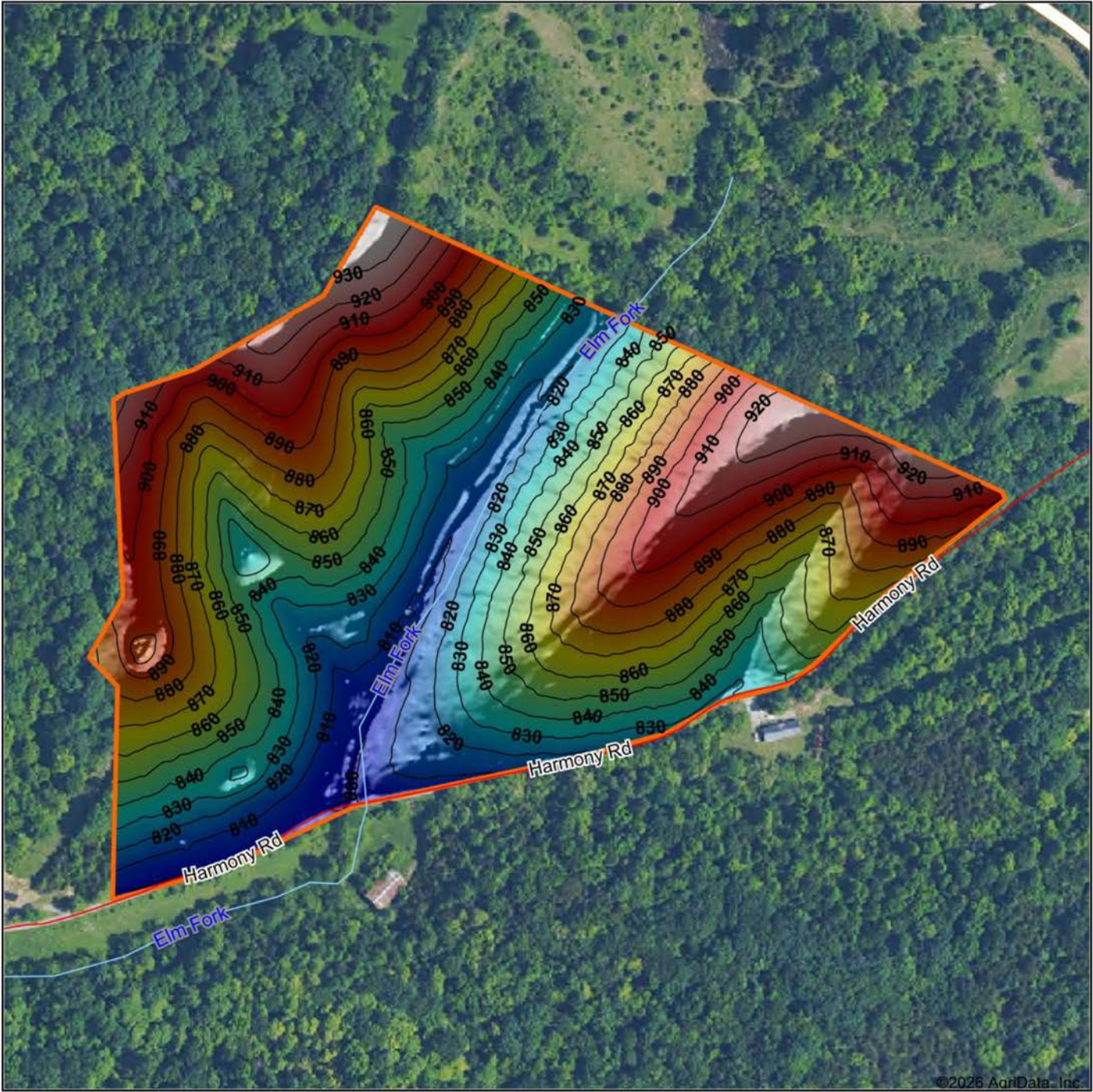
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Owen County
Kentucky



10/5/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 798.6
Max: 935.0
Range: 136.4
Average: 860.4
Standard Deviation: 34.02 ft

0ft 299ft 598ft

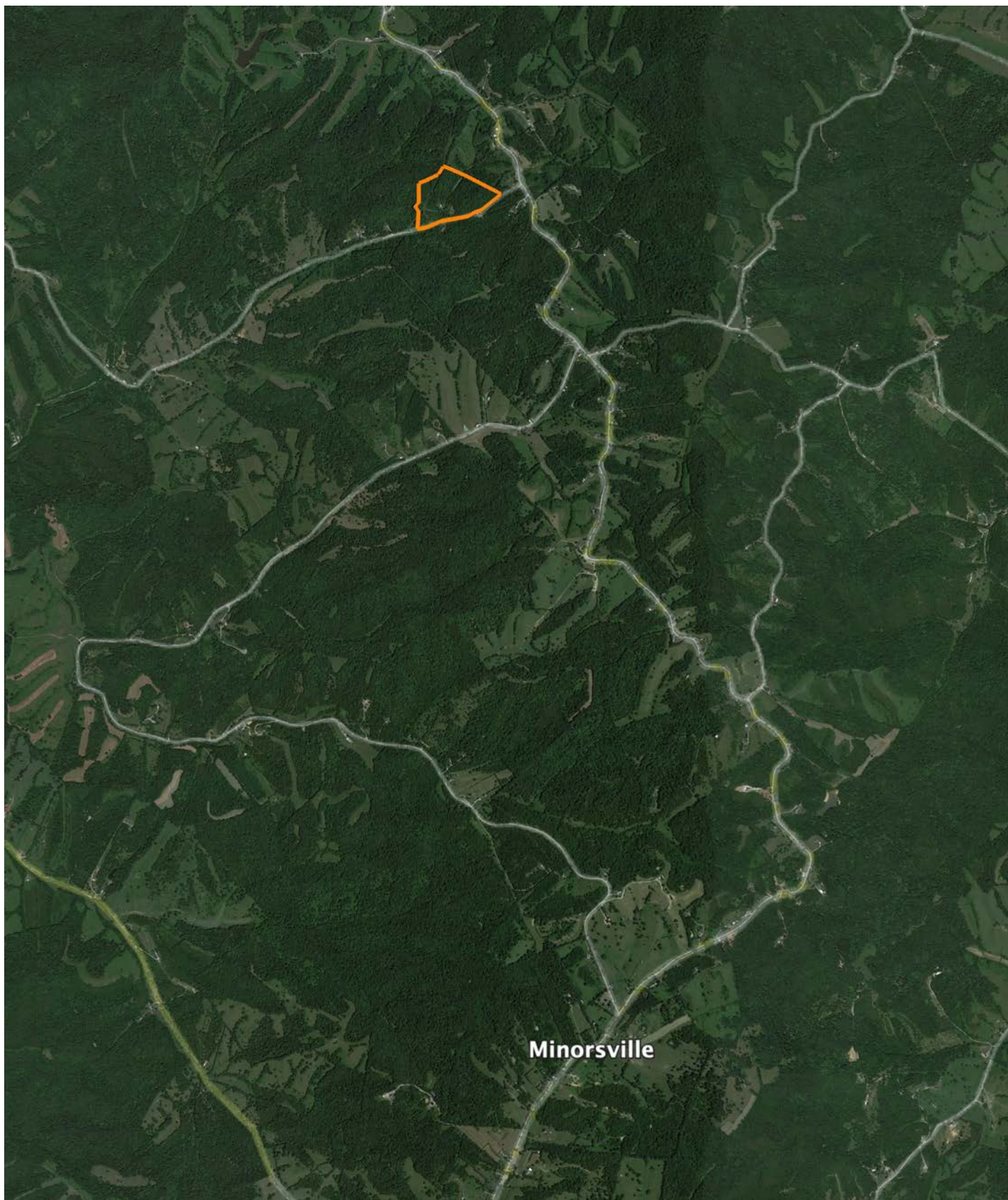


10/5/2026

Owen County
Kentucky

Boundary Center: 38° 22' 38.79, -84° 42' 47.47

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.



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