MIDWEST LAND GROUP PRESENTS

45 ACRES
OWEN COUNTY, KY

HARMONY ROAD, OWENTON, KENTUCKY 40359



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

45 +/- ACRES OF GOLDEN TRIANGLE RECREATIONAL GROUND CLOSE TO PUBLIC LAND

45 +/- acres of almost solid timber in Owen County, with years of strong deer and turkey numbers behind it and a history of big bucks taken on the ground.

The timber is the heart of this property. Rolling topography carries oaks across the entire tract, with multiple mature stands of oak scattered throughout and small hubs of cedar mixed in for thermal cover and bedding. That combination of heavy mast and thick evergreen pockets is exactly what holds deer through the season, and the property's track record shows it. Turkeys use this ground just as hard.

Water runs right along the property. Approximately 572 yards of Elm Fork runs adjacent and parallel to the tract, giving wildlife a natural travel corridor and a reliable water source along one side of the farm. Roughly 215 yards of power line easement crosses the property as well, a cleared lane that a habitat-minded owner will recognize as additional edge and travel corridor.

The work of getting a hunting property ready has largely been done. A food plot close to an acre in size is already established, and trail systems run throughout the property, so the next owner can walk it, scout it, and hunt it from the first season without cutting a single new path. Three separate entrance points, all gated, give flexibility for access based on the wind and keep the property secure when no one is there.

The improvements are practical. A 45'x75' tobacco barn stands on the property and offers substantial covered storage for equipment, a tractor, side-by-sides, or whatever the next owner brings with them. An



abandoned mobile home also remains on the farm and is sold as-is. Both the water and mineral rights convey with the sale. Access is excellent for a tract of this size, with approximately 740 yards of road frontage along Harmony Road and three gated entrances.

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 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 a buyer who wants a weekend hunting retreat, a future building site in the timber, or simply a piece of proven Kentucky deer ground to hold for the long term, this property checks every box. Ground with this kind of history does not come up often in the Golden Triangle. Call today and come walk it.



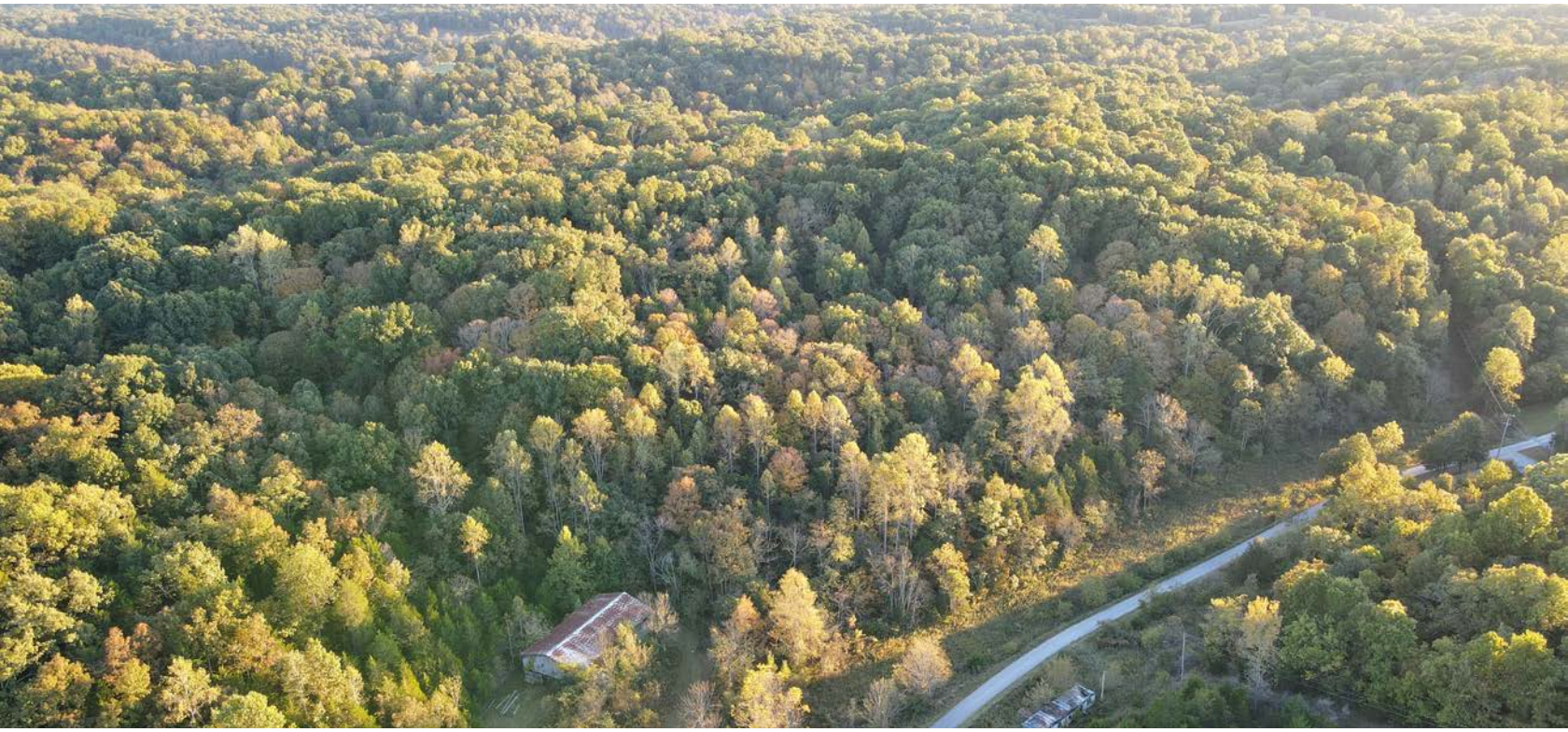
PROPERTY FEATURES

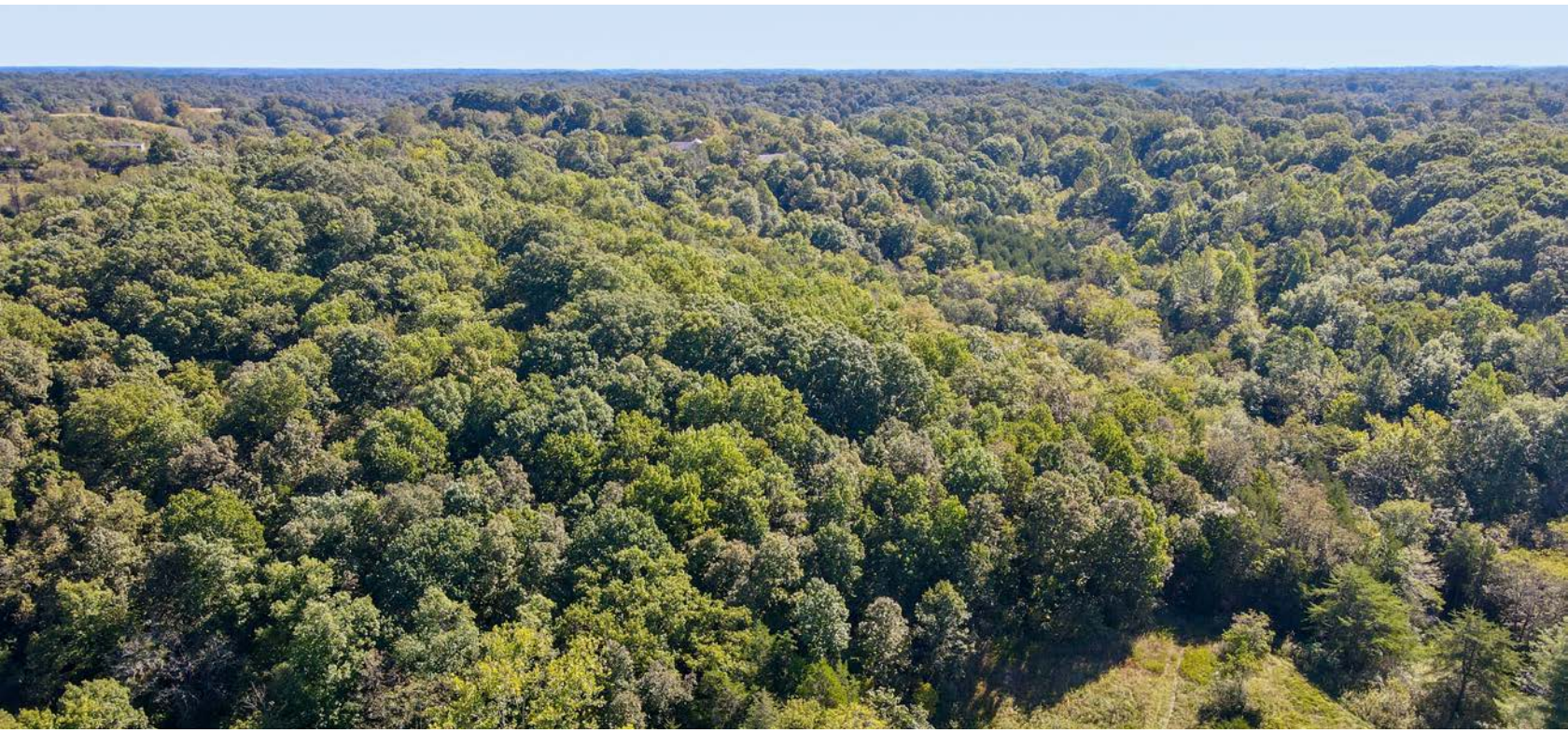
COUNTY: **OWEN** | STATE: **KENTUCKY** | ACRES: **45**

- 45 +/- acres in Kentucky's Golden Triangle
- Almost entirely timbered, rolling topography
- Mature oak stands throughout the property
- Cedar hubs for bedding and thermal cover
- 572 yards of Elm Fork along the property
- Years of strong deer and turkey numbers
- History of big bucks taken on the property
- Established food plot and trail systems
- 215 yards of power line easement
- Three gated entrance points
- 740 yards of Harmony Road frontage
- 45'x75' tobacco barn for storage
- Water and mineral rights convey
- Abandoned mobile home, sold as-is
- Potential building sites in the timber
- 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

TIMBERED, ROLLING TOPOGRAPHY

The timber is the heart of this property. Rolling topography carries oaks across the entire tract, with multiple mature stands of oak scattered throughout and small hubs of cedar mixed in for thermal cover and bedding.





ESTABLISHED FOOD PLOT



TRAIL SYSTEMS







45'X75' TOBACCO BARN FOR STORAGE





TRAIL CAM PICTURES & HARVEST PHOTOS





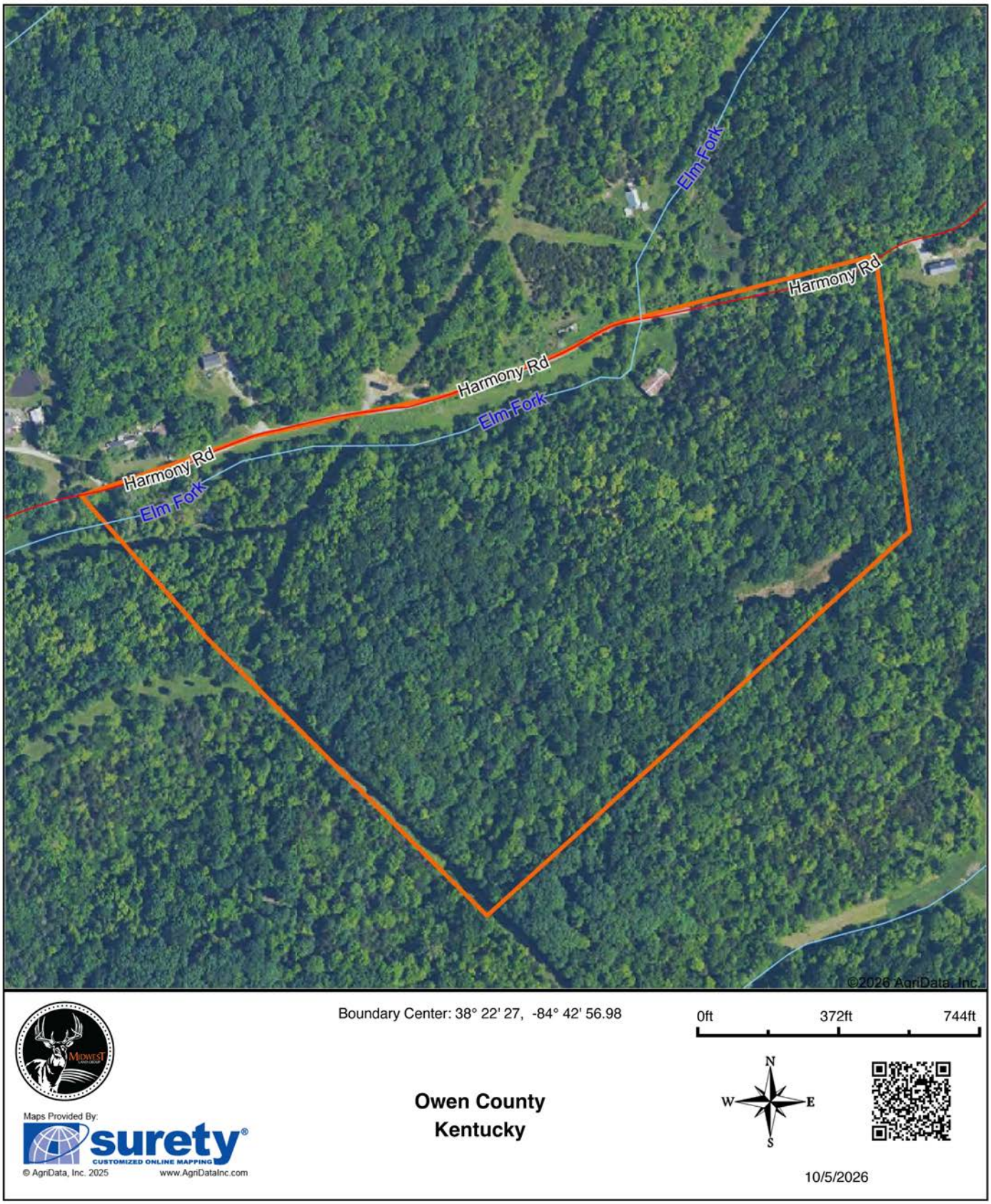








AERIAL MAP



Boundary Center: 38° 22' 27, -84° 42' 56.98

0ft 372ft 744ft

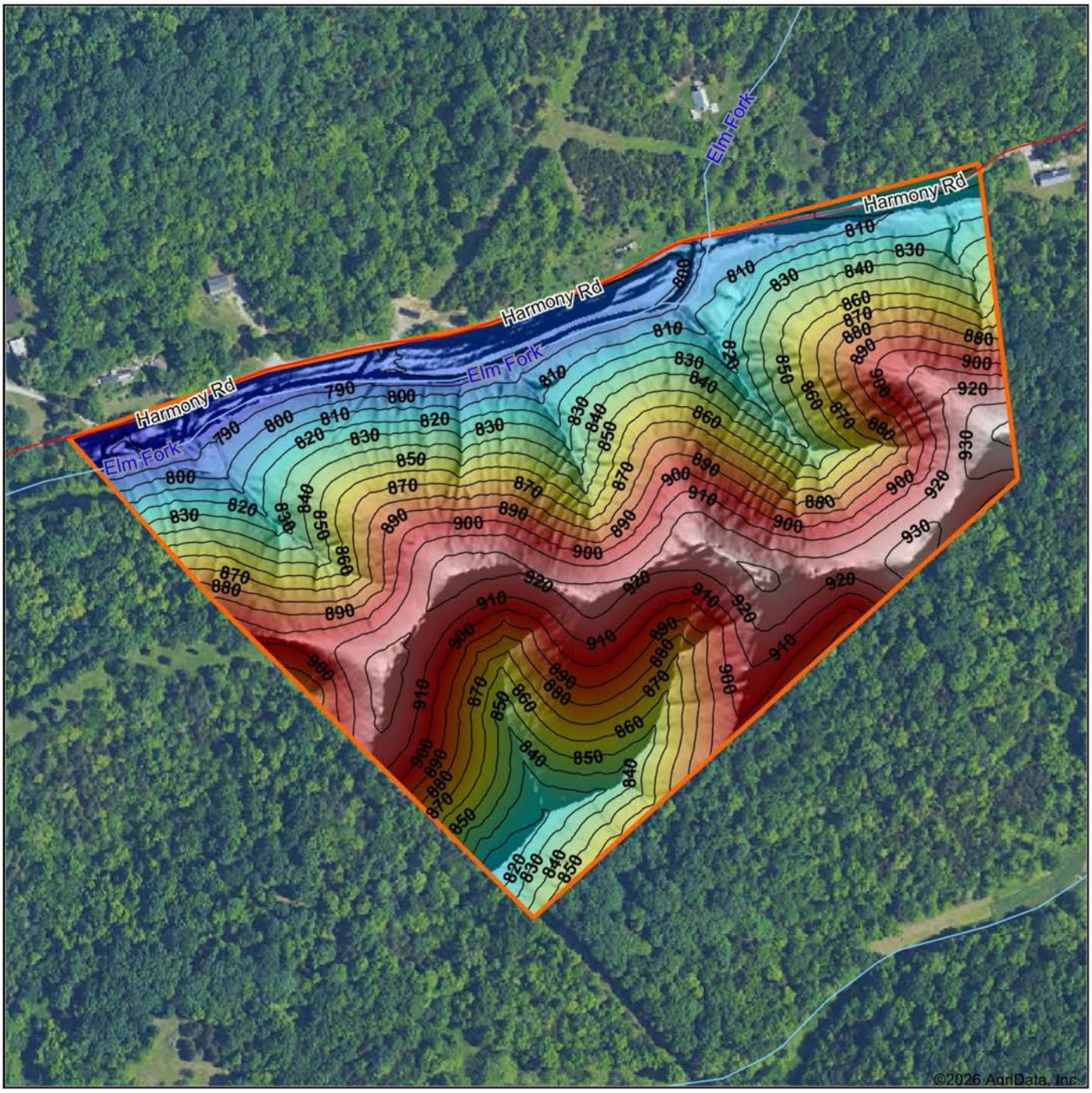
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Owen County
Kentucky

10/5/2026

Maps Provided By:
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HILLSHADE MAP



Low Elevation High

Maps Provided By:
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Source:	USGS 1 meter dem
Interval(ft):	10
Min:	778.1
Max:	942.4
Range:	164.3
Average:	863.3
Standard Deviation:	42.49 ft

0ft 358ft 717ft

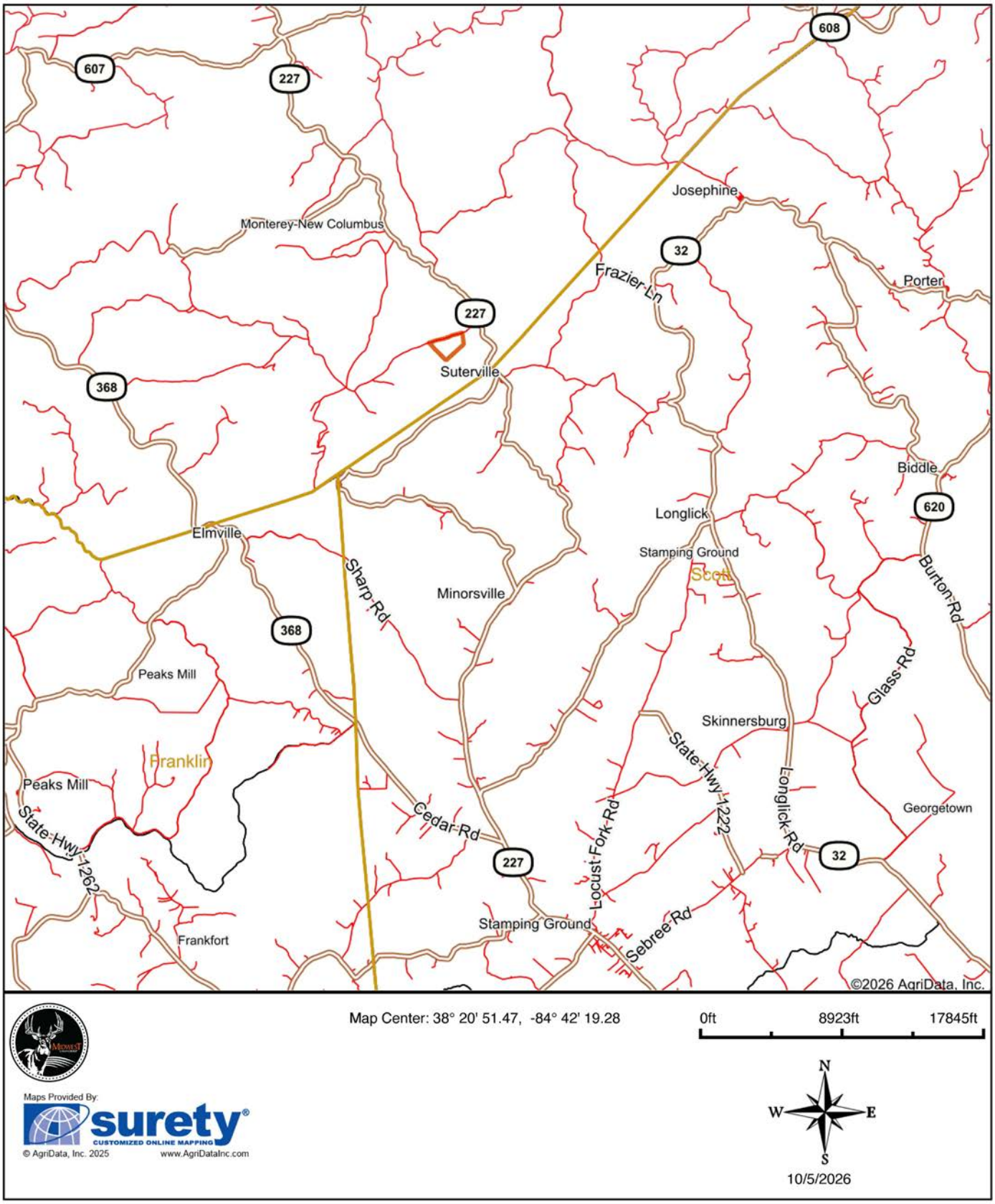
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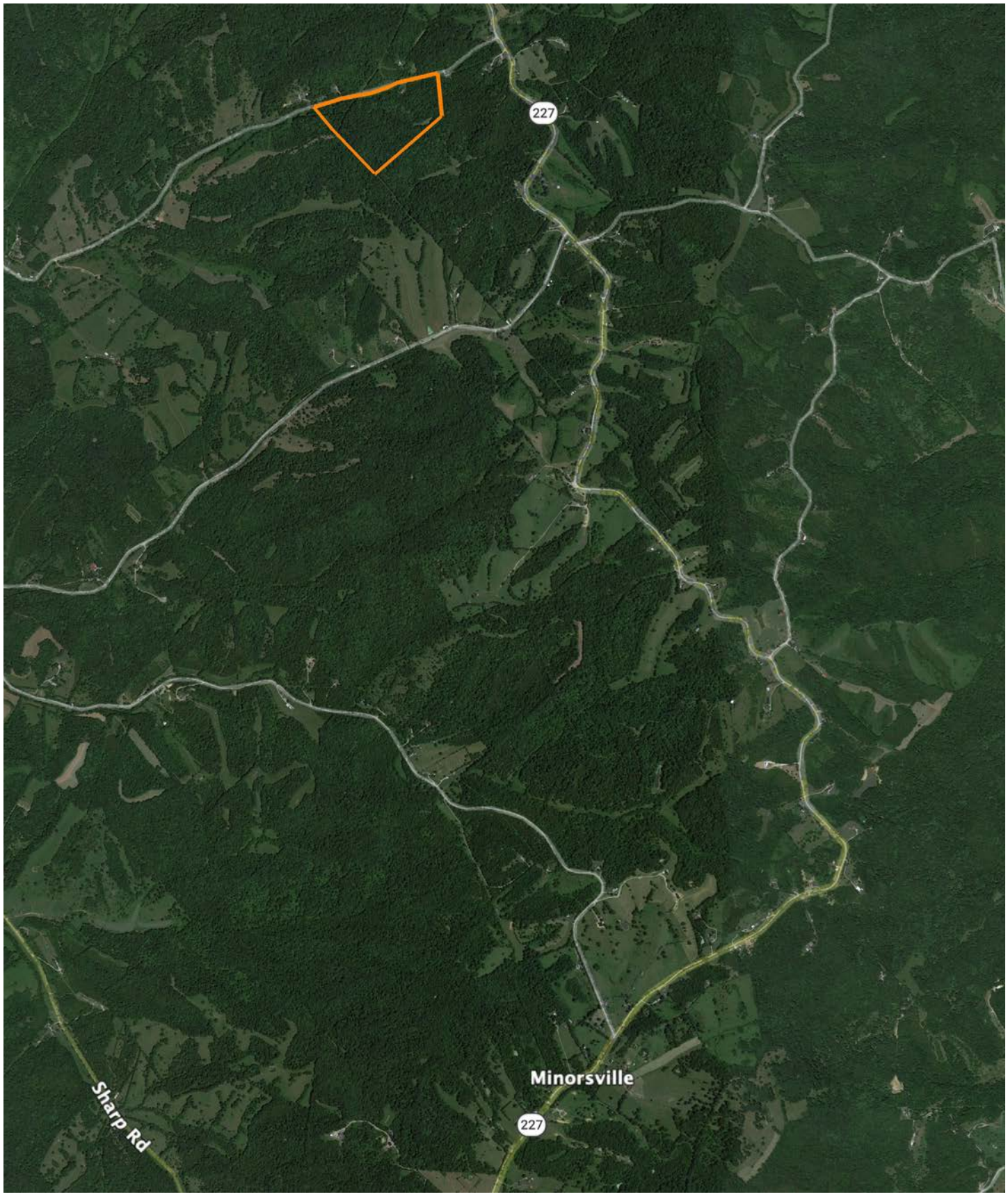
Owen County
Kentucky

Boundary Center: 38° 22' 27, -84° 42' 56.98

OVERVIEW MAP



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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