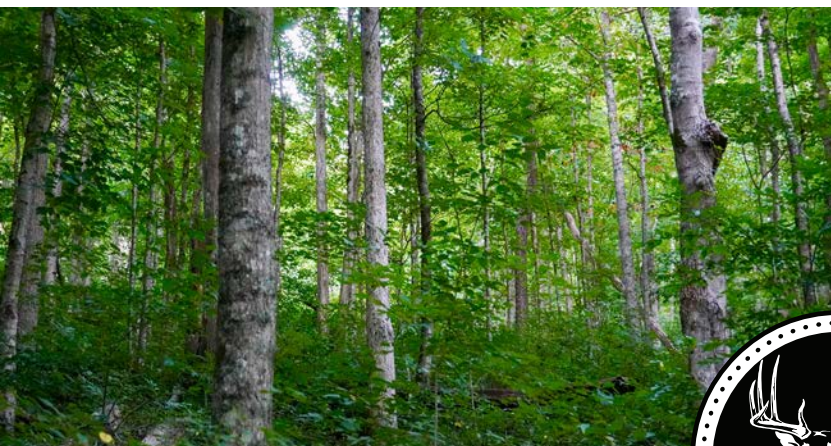


MIDWEST LAND GROUP PRESENTS

119 ACRES

PULASKI COUNTY, KY

0000 HAYNES CEMETERY ROAD, SOMERSET, KENTUCKY 42501



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

119 SURVEYED ACRES IN ONE OF SOUTHERN KENTUCKY'S MOST PRODUCTIVE VALLEYS

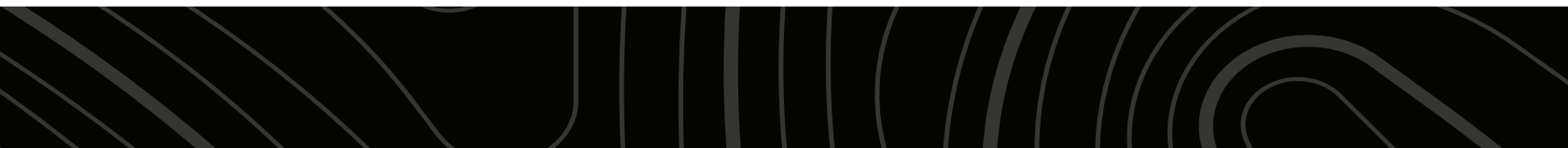
Welcome back to 119 +/- surveyed acres in Pulaski County, Kentucky, set in one of the most productive valleys in Southern Kentucky. The survey is complete, the price has been adjusted, and the farm is in the best shape it has been in all year. Working pasture, diverse timber, creek beds, and two centuries of family history make this a true blank canvas for the hunter, investor, or outdoor enthusiast looking to build something that lasts for generations.

Roughly 23 +/- acres of tillable, productive pasture anchor the heart of the farm, and this season's hay has already been cut and baled. Another 5 +/- acres of overgrown pasture can be reclaimed by a new owner or left standing as wildlife cover. A creek runs along both the west and east sides of the property and across the south end of the main pasture, supplying water for wildlife and adding to the natural beauty of the land. To the west, the pasture gives way to thick habitat and a coniferous grove, while the woody cover wrapping the fields to the south and east opens into a diverse mix of hardwood species. That

timber represents a potential long-term investment while doing double duty as some of the best bedding cover on the farm.

For the hunter, this is a proven big-buck area, and this fall it is proving it again. Food plots are in the ground, and mature bucks are showing up on the farm as the season comes on. The property supports an extensive and healthy deer and turkey population, and the thick creek bottom and habitat on the west side create incredible bedding both summer and winter. An improved trail system, updated in 2026, ties the property together. The farm is currently held in a hunting lease that expires the year of the sale, so a new owner steps into the field with a clean slate.

Beyond hunting, this land carries a history few properties can match. According to local and family history, the tract traces back to the War of 1812. Hezekiah Haynes served in the war and, in lieu of pay, received a land patent of several hundred acres in this valley, where he made his

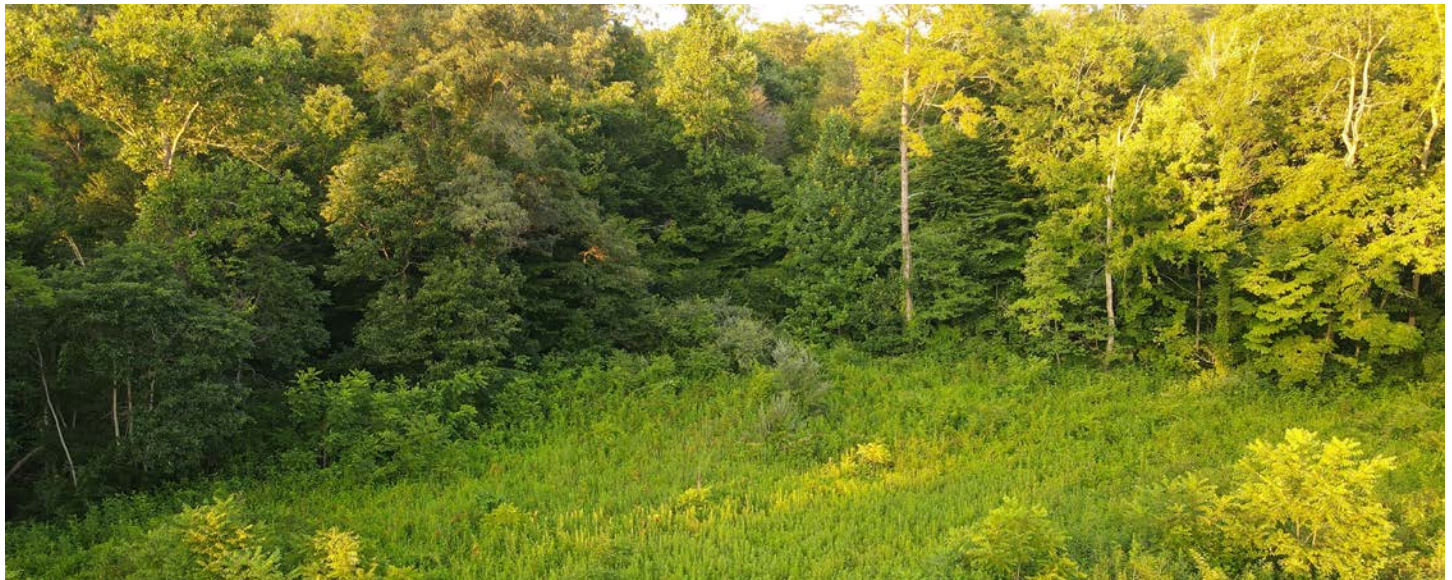


home in 1815. The Haynes Family Cemetery still rests at the top of the main entrance from the north, with access to the property running along Haynes Cemetery Road. The entrance gate is now kept locked for privacy and security, with private access maintained for family and relatives paying their respects.

Location only adds to the appeal. The farm sits just 10 miles, about 15 minutes, from Somerset, and only 0.8 miles from the Cumberland River. Beaver Creek WMA is 20 miles away, and Lake Cumberland is roughly 30

minutes out, putting thousands of additional acres of public recreation and world-class water within easy reach. Lexington is 90 miles away, Knoxville 110 miles, Bowling Green 120 miles, and Louisville 160 miles, with the Tennessee state line just 40 miles to the south.

Whether you are chasing mature whitetails, investing in timber and land, or simply seeking a historic piece of Kentucky to call your own, this is a hunter's paradise in one of the most productive valleys in Southern Kentucky. Call today and come walk it.



PROPERTY FEATURES

COUNTY: **PULASKI** | STATE: **KENTUCKY** | ACRES: **119**

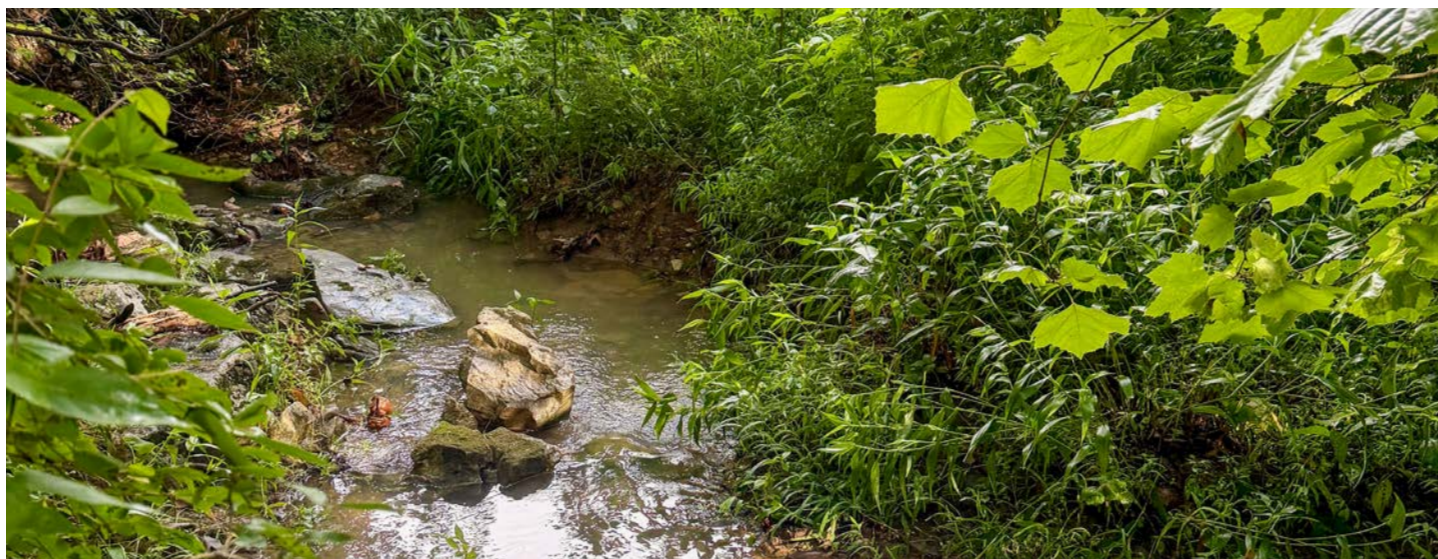
- 119 +/- surveyed acres in Pulaski County
- Survey recently completed
- 22 +/- acres of productive pasture
- Hay cut and baled this season
- 5 +/- acres of overgrown pasture
- Food plots planted this season
- Big bucks showing up this fall
- Proven big-buck area with healthy turkey numbers
- Creeks along west, east, and south sides
- Thick creek-bottom bedding, summer and winter
- Coniferous grove and diverse hardwood timber
- Trail system improved in 2026
- Hunting lease expires the year of sale
- History traces to a War of 1812 land patent
- Haynes Family Cemetery behind a locked gate
- 15 minutes (10 miles) to Somerset
- 0.8 miles to the Cumberland River
- 30 minutes (20 miles) to Beaver Creek WMA
- 30 minutes to Lake Cumberland
- 1 hour 40 minutes (90 miles) to Lexington

22 +/- ACRES OF PRODUCTIVE PASTURE

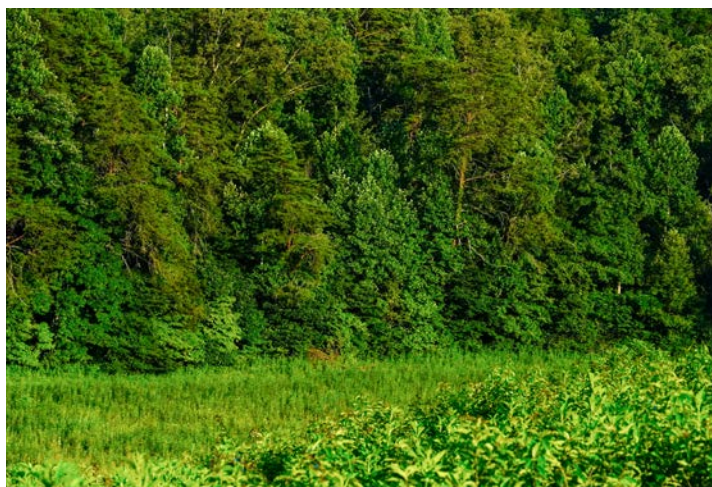
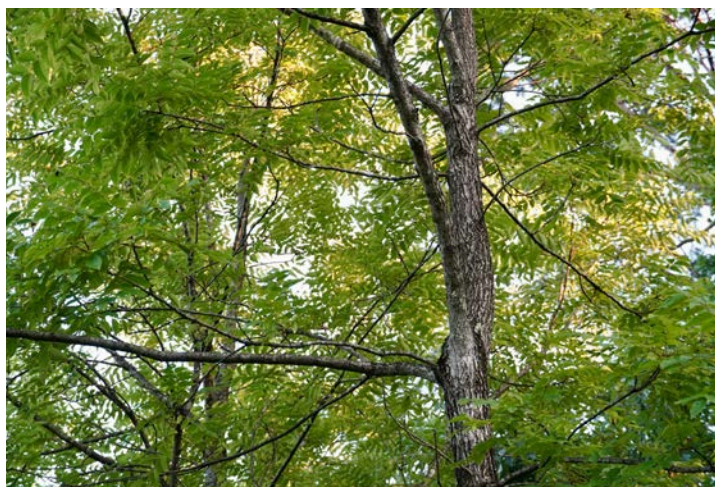
Roughly 22 +/- acres of productive pasture anchor the heart of the farm, with another 5 +/- acres of overgrown pasture that a new owner can reclaim or leave standing as wildlife cover.



CREEKS



DIVERSE TIMBER SPECIES

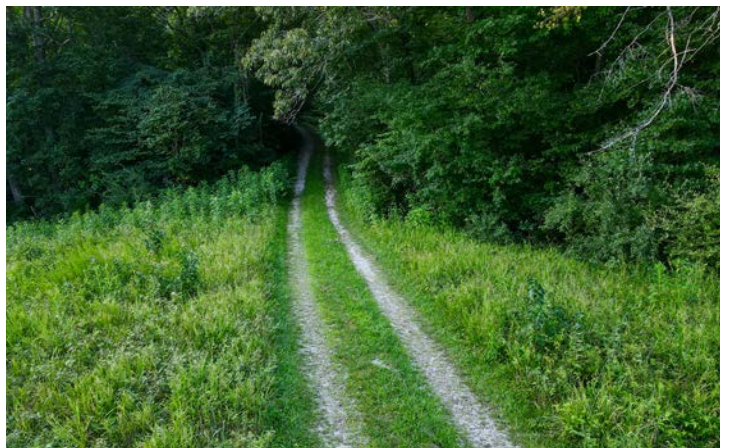


HISTORIC PROPERTY

According to local and family history, the tract traces back to the War of 1812 (1812–1814). Hezekiah Haynes served in the war and, in lieu of pay, received a land patent. In 1815 he built the Haynes Place, and these ruins sit on the western side of the farm today. The Haynes family Cemetery sits at the top of the main entrance.



TRAIL SYSTEM



TRAIL CAM PICTURES



AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 59' 46.96, -84° 30' 50.35

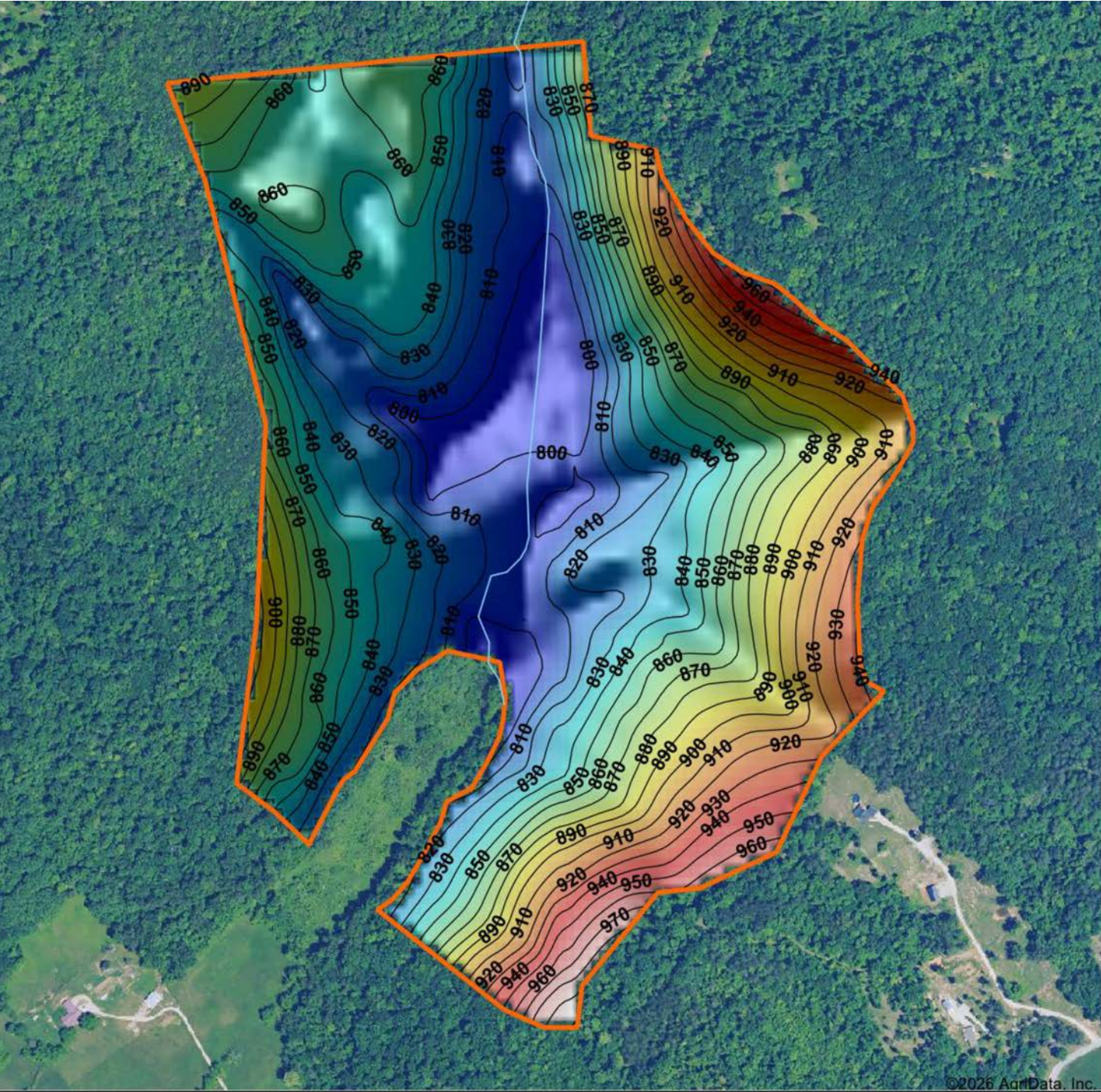
0ft 535ft 1070ft



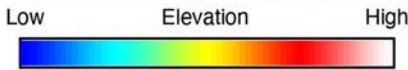
**Pulaski County
Kentucky**

10/9/2026

HILLSHADE MAP



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Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 10

Min: 793.2

Max: 1,003.3

Range: 210.1

Average: 859.4

Standard Deviation: 45.34 ft

0ft 537ft 1075ft

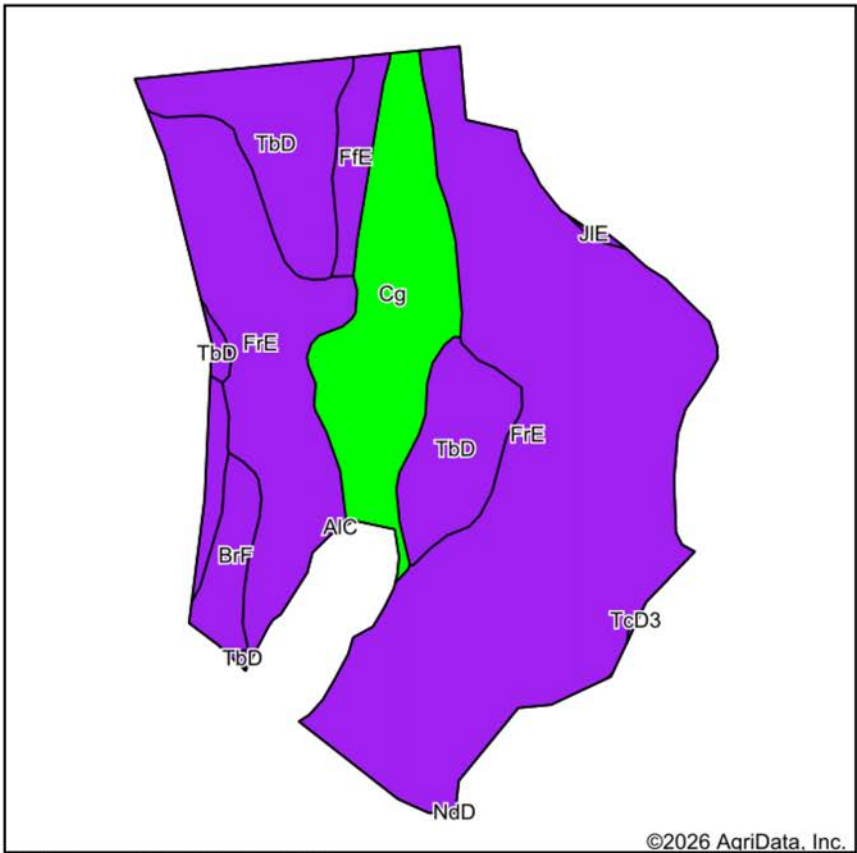


10/9/2026

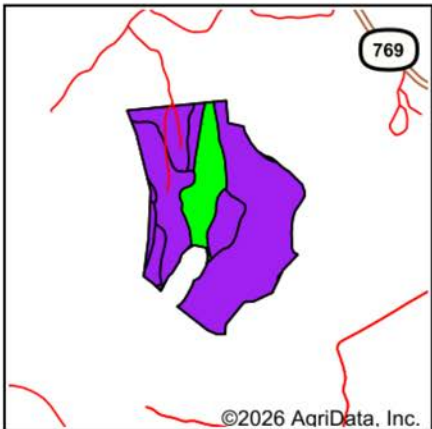
**Pulaski County
Kentucky**

Boundary Center: 36° 59' 46.96, -84° 30' 50.35

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kentucky**
County: **Pulaski**
Location: **36° 59' 46.96, -84° 30' 50.3**
Township: **Somerset**
Acres: **119**
Date: **10/9/2026**



Maps Provided By:



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Area Symbol: KY199, Soil Area Version: 21

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 Small Grains	*n NCCPI Soybeans
FrE	Fredonia very rocky soils, 6 to 30 percent slopes	76.69	64.4%		2.6ft. (Lithic bedrock)	VIIs	54	54	40	3
TbD	Talbott rocky silt loam, 6 to 20 percent slopes (caneyville, rocky)	17.20	14.5%		2.8ft. (Lithic bedrock)	VIIs	59	59	50	4
Cg	Chagrin loam	17.09	14.4%		> 6.5ft.	I	87	87	74	7
FrE	Frederick-Jefferson complex, 20 to 50 percent slopes	4.55	3.8%		> 6.5ft.	VIIe	14	13	14	
BrF	Brookside-Rock outcrop complex, 30 to 75 percent slopes	3.33	2.8%		> 6.5ft.	VIe	14	14	9	
JIE	Jefferson stony loam, 20 to 30 percent slopes	0.14	0.1%		> 6.5ft.	VIIIs	12	12	12	
Weighted Average						5.32	*n 56.8	*n 56.7	*n 44.4	*n 42.

*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

859.415.4896

MGoodpaster@MidwestLandGroup.com



MidwestLandGroup.com

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