MIDWEST LAND GROUP PRESENTS

399.3 ACRES IN

TRIGG COUNTY
KENTUCKY



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MIDWEST LAND GROUP IS HONORED TO PRESENT

399.3 +/- ACRES OF WESTERN KENTUCKY TROPHY WHITETAIL HABITAT

Every so often, a farm comes along that changes what you expect a hunting property to be. This 399.3 +/- acre farm in Trigg County, Kentucky, is one of them. It stands among the most unique and impressive hunting farms I have walked anywhere in Western Kentucky. When evaluating a quality hunting farm, three things matter most: habitat, access, and neighborhood. This property has a strong combination of all three. Surrounded by large landowners and positioned where Trigg County's agricultural ground begins to transition into the timber country leading toward Lake Barkley, its location is a major part of what makes it special.

Until 2026, the farm had seen very little habitat management. Nearly 400 acres of oak timber offered plenty of potential, but the groundwork had yet to be done. That changed when a comprehensive habitat plan was developed by Chasing Giants Land Consulting, overseen by Terry Peer and Don Higgins. What stands today is a farm that has been thoughtfully laid out from one boundary to the other, with every improvement serving a purpose.

The property now includes multiple sanctuary areas totaling more than 130 acres, more than 25 acres of newly cleared tillable ground, and several areas of early successional cover. This type of dense, regenerating vegetation provides some of the best bedding, browse, and security cover available to whitetails. Screening has been incorporated to help direct deer movement around key areas, and the farm has been divided into three separate hunting setups. Each is designed to stand on its own as a quality hunting property, while all three work together to make the entire farm something special.

One of the most important parts of the work was the order in which it was completed. Before the timber harvest, timber stand improvement (TSI) was performed across the property. Following the harvest, invasive species and less desirable trees were treated using girdling and hack-and-squirt methods to help control unwanted regrowth and competition. The timber was selectively cut in some areas and more heavily opened up in others, with roughly 25 acres cleared for new tillable fields. The early regeneration is coming back with a strong oak component, giving the farm a promising start toward maintaining its oak resource while improving wildlife habitat. With continued management, the property also offers long-term timber investment potential.

The early results have been encouraging. Three trail cameras running since August have captured at least five different mature bucks using the farm. The newly established fields are planted in oats, rye, winter wheat, and clover. This first-year planting provides forage for the current season while helping establish the fields for future plantings and management.

Walking the farm today, acorns are scattered across the ground, and the new fields provide additional food sources. Water is another strong feature.

A spring sits in the northwest corner, with creeks and drainages extending around the property. During the dry months of August and September 2026, we were consistently able to find water on the farm. Combined with the existing oak timber, new growth, and planted fields, these resources give the property many of the ingredients needed for productive whitetail and turkey habitat.

The terrain is another feature that is hard to appreciate until you walk it. The farm rolls from one ridge and hollow to the next, creating natural separation between different areas of the property. It is easy to move throughout the farm, yet the changes in elevation and layout make one section feel completely removed from the next. Once you get on the property, it no longer feels like 400 acres. It feels like 650. That sense of space is one of the most impressive things about this farm.

Access comes through a gated entrance on South Road along the eastern boundary. Established trails and internal roadways make it easy to navigate the property, and several locations offer potential future building sites. Water, electricity, and natural gas are available at the road, providing additional options for future improvements.

Trigg County sits in the heart of Western Kentucky's lake country, near Lake Barkley and Land Between the Lakes. Hunting farms with this much acreage, this kind of surrounding neighborhood, and a habitat plan already underway do not come along often. A great deal of the initial work has already been completed, giving the next owner the opportunity to build on what is here and continue developing a truly exceptional hunting property.

PROPERTY FEATURES

COUNTY: **TRIGG** | STATE: **KENTUCKY** | ACRES: **399.3**

- 5 miles to Fort Campbell
- 20 minutes (15 miles) to Lake Barkley
- 30 minutes (24 miles) to Hopkinsville
- 53 minutes (41 miles) to Clarksville, Tennessee
- 399.3 +/- acres in Trigg County, Kentucky
- Chasing Giants Land Consulting Property
- Designed as three separate hunting setups
- Full timber stand improvement before any cutting
- Oak regeneration across the entire property
- Select cut and hard cut areas
- 25 +/- acres of cleared tillable ground
- Fields planted in oats, rye, wheat, and clover
- Multiple sanctuaries and early successional cover
- Screens funneling deer movement
- Five-plus mature bucks on camera since August
- Multiple blinds in place
- Spring in the northwest corner



399.3 +/- ACRES

A custom built home with an open concept that boasts 3 bedrooms and 2.5 bathrooms that sprawl over 2250 sq. ft. which was built in 2016.











25 +/- ACRES OF TILLABLE GROUND



OATS, RYE, WHEAT, AND CLOVER FIELDS







ROLLING TOPOGRAPHY







NATURAL SPRING



TRAIL CAM PICTURES

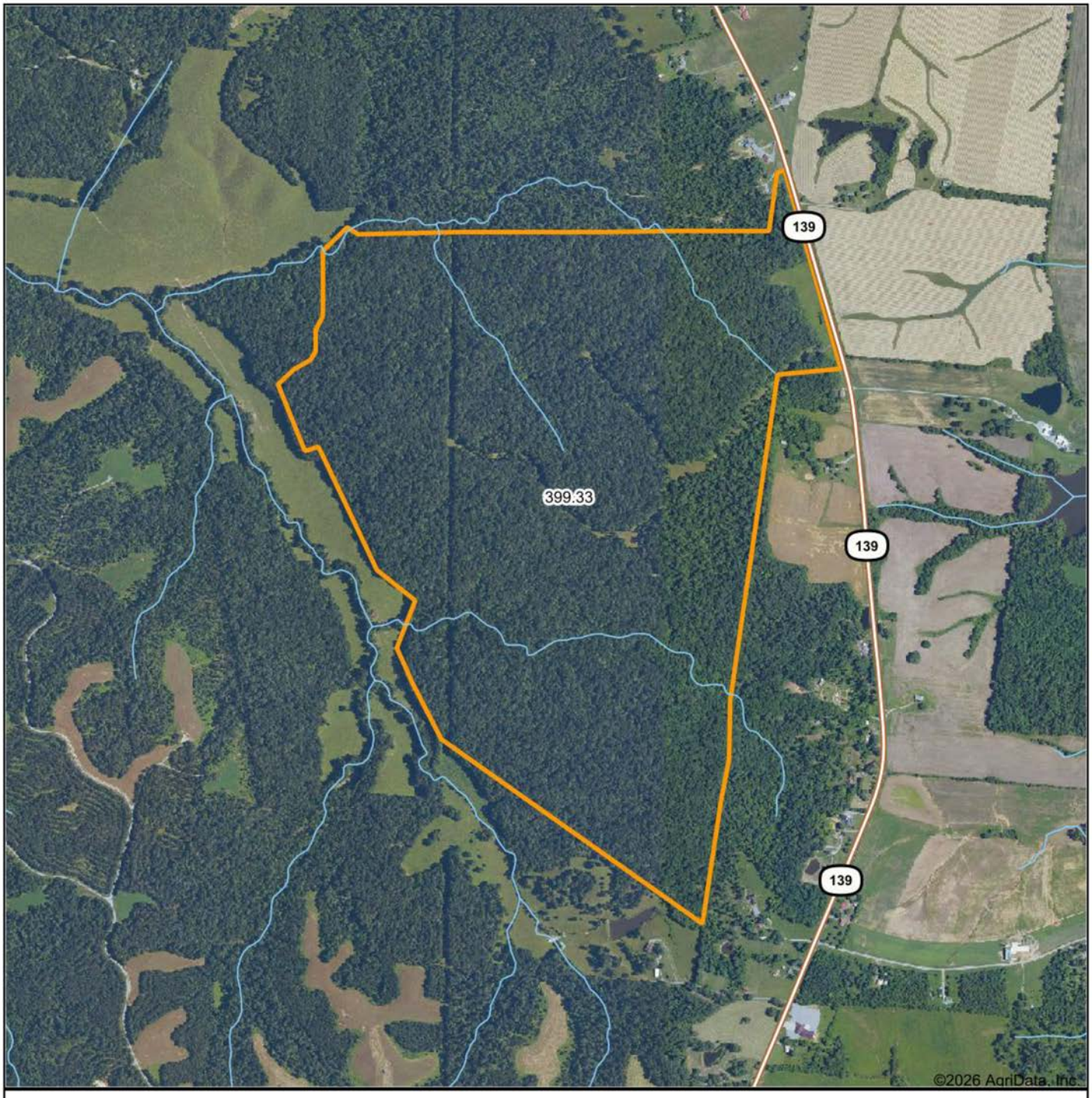








AERIAL MAP



Boundary Center: 36° 44' 24.65, -87° 48' 27.08

0ft 1316ft 2633ft

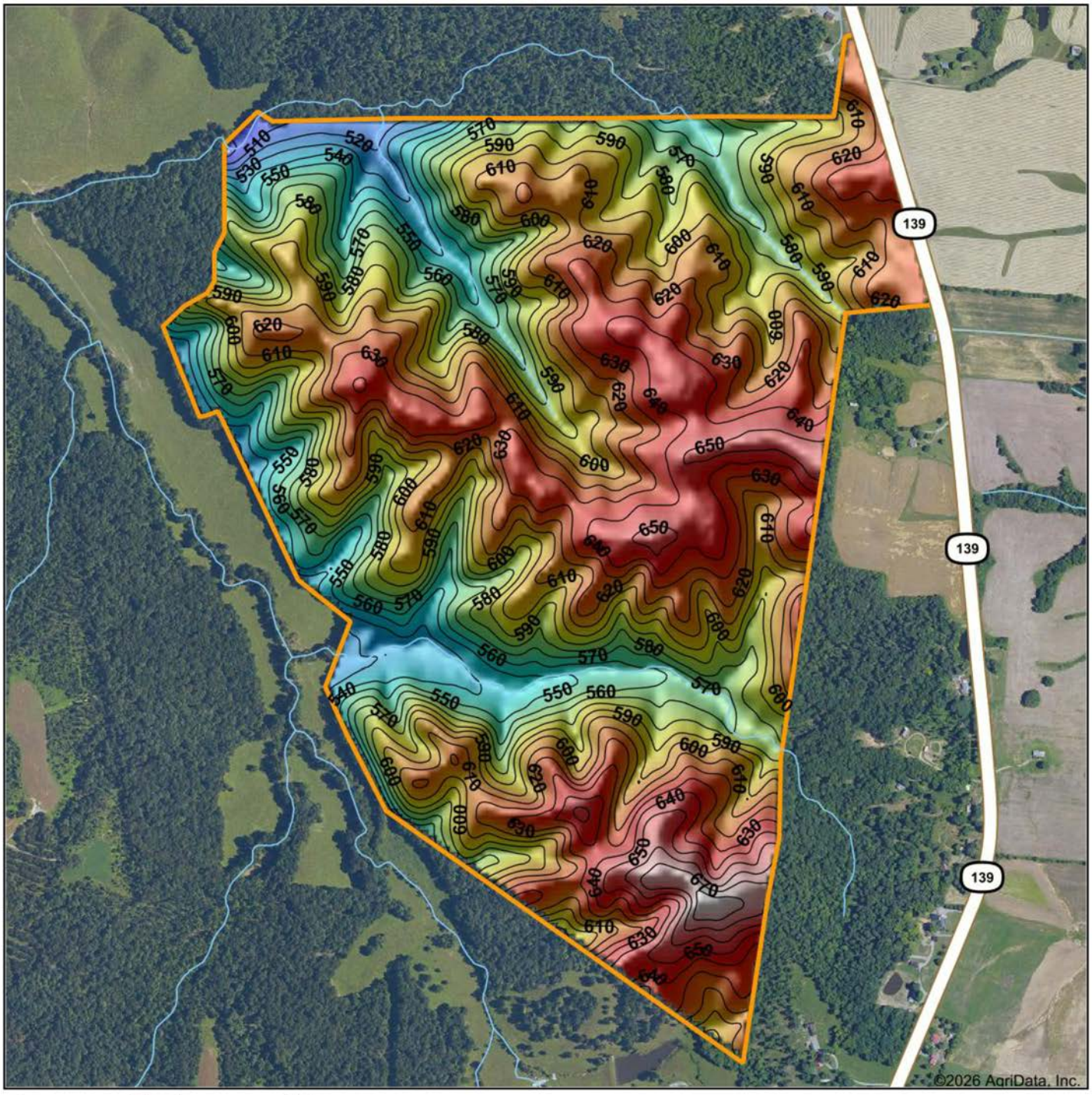
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Trigg County
Kentucky

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W E
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10/14/2026

HILLSHADE MAP



Low Elevation High

Maps Provided By:
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Source:	USGS 10 meter dem
Interval(ft):	10
Min:	502.0
Max:	683.4
Range:	181.4
Average:	601.1
Standard Deviation:	32.02 ft

0ft 963ft 1927ft

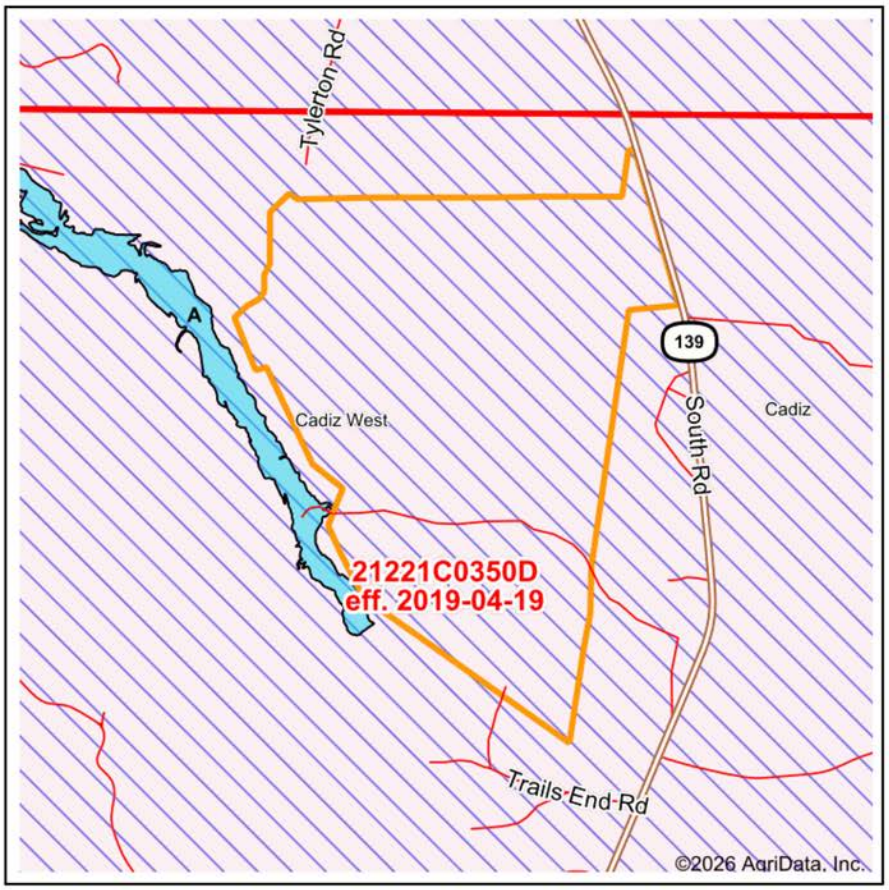
N W E S

10/14/2026

Trigg County
Kentucky

Boundary Center: 36° 44' 24.65, -87° 48' 27.08

FEMA MAP





Map Center: 36° 44' 24.61, -87° 48' 28.38
State: KY Acres: 399.33
County: Trigg Date: 10/14/2026
Location:
Township: Cadiz West

Maps Provided By:
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N W E S

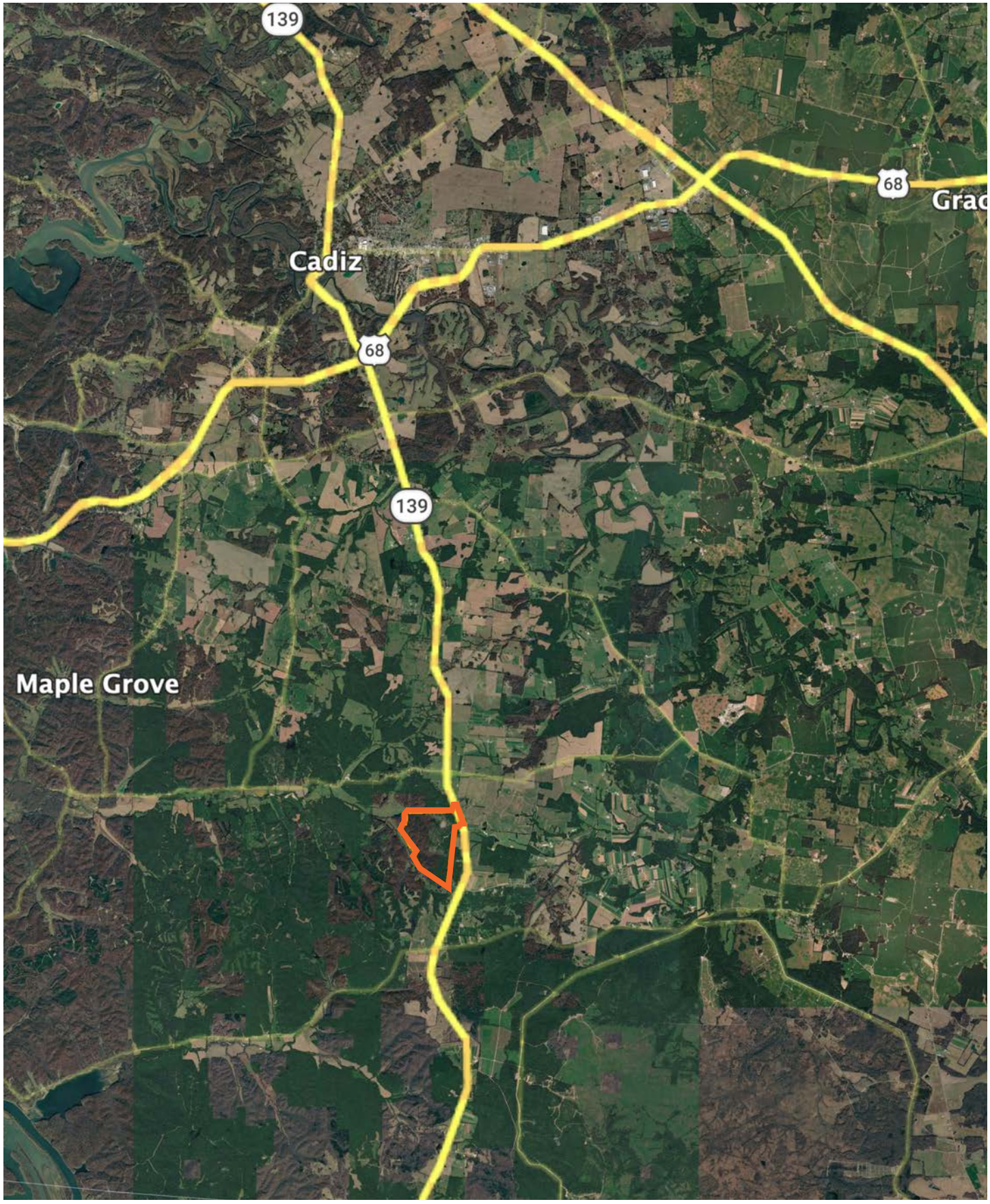
Name	Number	County	NFIP Participation	Acres	Percent
Trigg County	210315	Trigg	Regular	399.33	100%
			Total	399.33	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	399.33	100%
		Total	399.33	100%

Panel	Effective Date	Acres	Percent
21221C0350D	4/19/2019	399.33	100%
	Total	399.33	100%

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

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