

Phillips Farm 222
Princeton, KY 42445

\$1,349,900
222.170± Acres
Caldwell County



MORE INFO ONLINE:

<https://livingthedreamland.com/>

Phillips Farm 222
Princeton, KY / Caldwell County

SUMMARY

City, State Zip

Princeton, KY 42445

County

Caldwell County

Type

Farms, Recreational Land, Hunting Land, Ranches, Residential Property, Undeveloped Land, Timberland

Latitude / Longitude

37.02508 / -87.734875

Acreage

222.170

Price

\$1,349,900

Property Website

<https://livingthedreamland.com/property/phillips-farm-222-caldwell-kentucky/43156/>



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PROPERTY DESCRIPTION

Explore this vast 222.17-acre property conveniently situated between Highway 91 and Hardy Mill Road. With 117 tillable acres and 105 wooded acres, this property boasts an income-producing farm that yields \$20,000-25,000 annually through its successful crop rotation of corn, wheat, and soybeans.

Wildlife enthusiasts will find the area a paradise, particularly for excellent whitetail hunting due to the impressive whitetail genetics in the region. The property's abundant wildlife and forested acres create an ideal habitat for these majestic creatures, making it a haven for nature lovers and hunting enthusiasts.

Apart from its natural appeal, the property is equipped with two well-maintained barns and a great white rock road, ensuring practicality and easy access. The gated entry ensures privacy, offering a peaceful retreat where you can enjoy the tranquil surroundings.

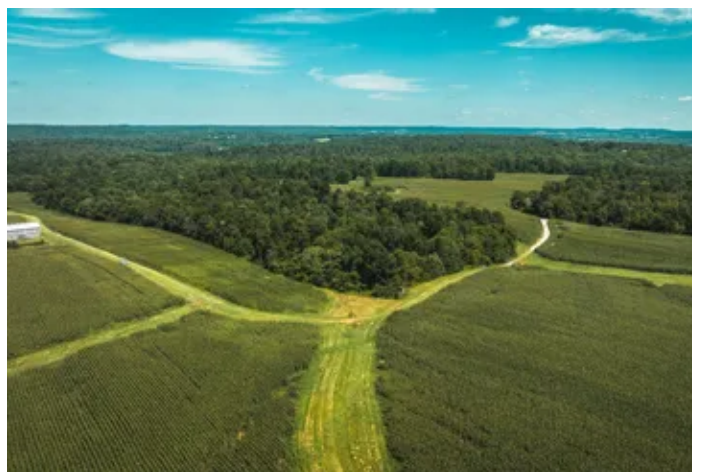
Uncover the perfect blend of productive land and investment potential in this exceptional property. Whether you're dreaming of a thriving farm or a secluded sanctuary for wildlife and hunting, this piece of paradise is primed for your aspirations. Don't miss out on this remarkable real estate opportunity. Act now and seize your chance to own this extraordinary property.

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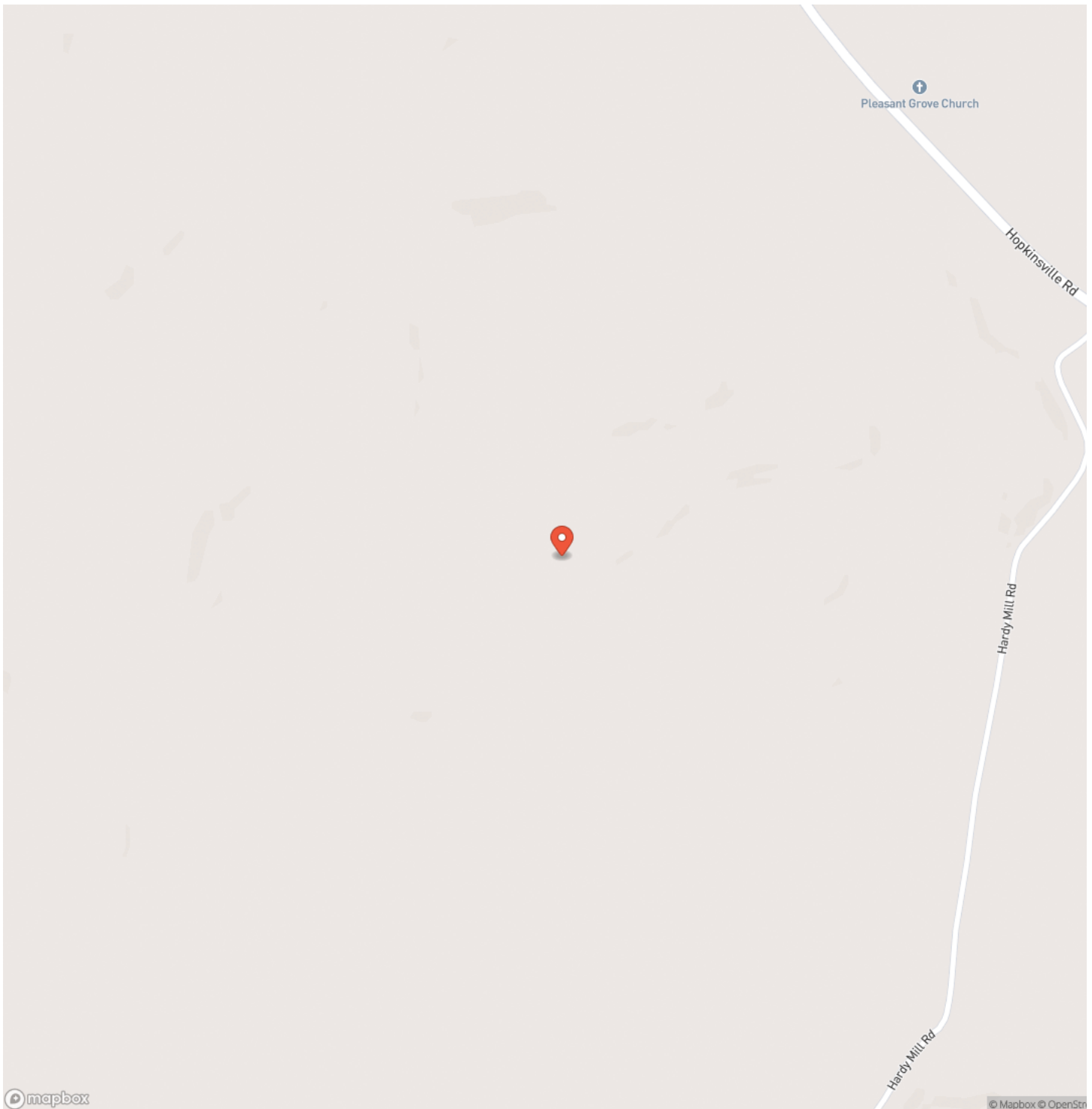
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Locator Map

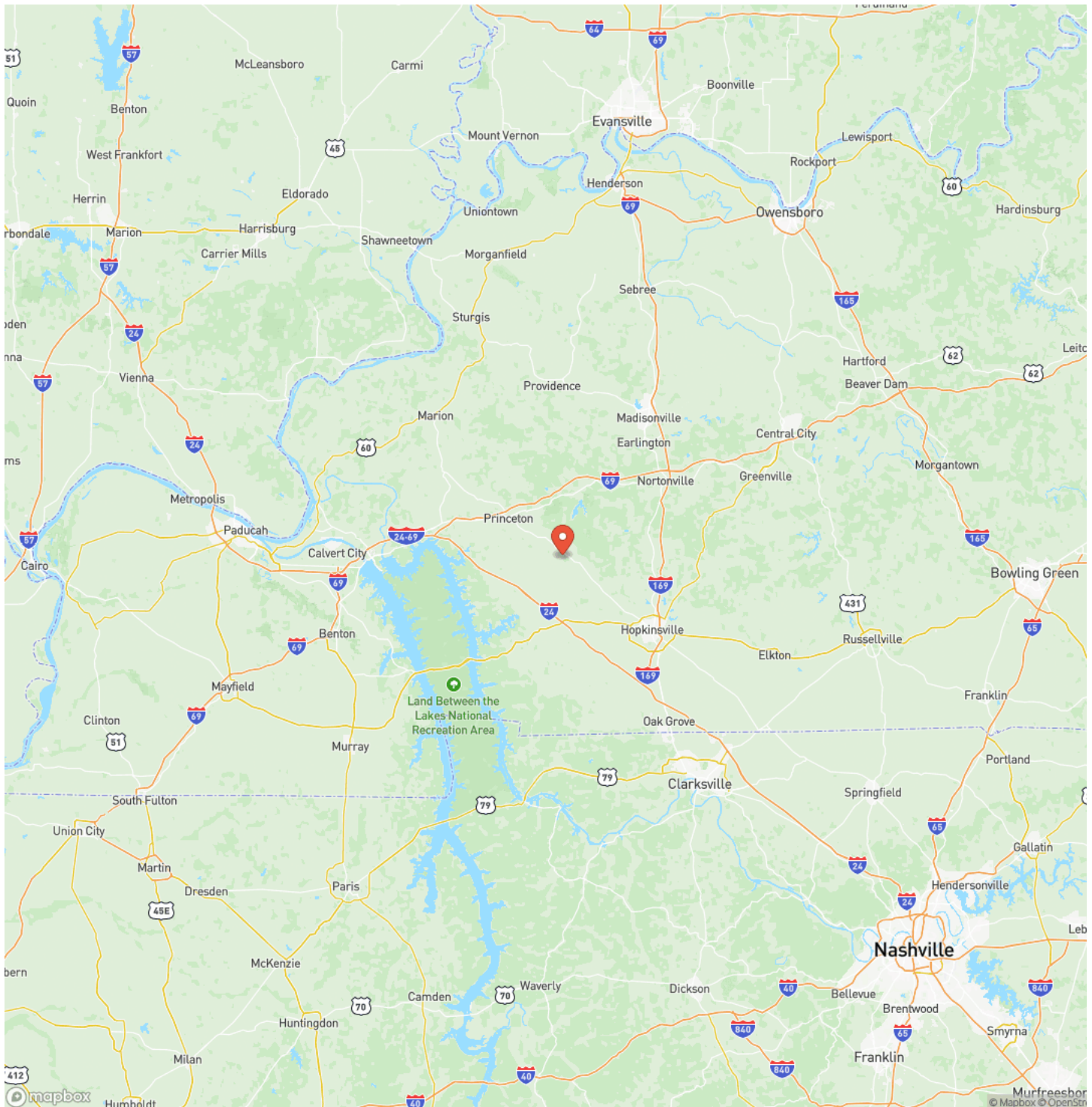


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Locator Map



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Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Kenneth Burgess

Mobile

(270) 705-3760

Email

kennethburgess1985@gmail.com

Address

2595 Faxon Road

City / State / Zip

Murray, KY 42071

NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

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Cuba, MO 65453

(855) 289-3478

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