

# Knight and Hale Farm

715.00 Acres

Trigg County, KY

\$4,495,000



HAYDEN  OUTDOORS.



# Knight and Hale Farm

TOTAL ACRES:

715.00

PRICE:

\$4,495,000

COUNTY:

Trigg County

CLOSEST TOWN:

Cadiz, KY

*Presented by*



**Pat Doyle**

📍 Broker, Licensed in KY & TN  
✉️ [pdoyle@HaydenOutdoors.com](mailto:pdoyle@HaydenOutdoors.com)  
📞 615.490.2771



**HAYDEN OUTDOORS.**  
**REAL ESTATE**







### **Property Summary**

Serenity and privacy awaits as a year-round family estate, recreational playground, corporate retreat, or a combination of many amazing uses. This spectacular 715 +/- acre legacy property has a very rich history within the outdoor industry. The Knight and Hale Farm is turnkey, and widely known as one of the most highly regarded hunting properties in Western Kentucky. A quick glance at the gate closing behind you as this outdoor paradise awaits!







## Activities & Amenities

Dock/Pier  
Farm/Crops/Ag  
Fishing  
Food Plots  
House/Cabin  
Hunting - Big Game, Small Game & Turkey  
Natural Spring  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Propane  
Timber | Wooded  
Water Access | Water View | Waterfront

## Land Details

Address: 603 Deer Run Road,  
Cadiz, Kentucky 42211, USA  
Closest Town: Cadiz  
Total Acres: 715.00  
Deeded Acres: 715.00  
Zoning: Res  
Elevation: 600  
Topography: Level, rolling  
Vegetation: Wooded, pasture  
Tillable/Crop/Orchard Acres: 100  
Estimated Taxes: \$6,490.51 - 2024  
Source of lot size: Survey

## Building Details

Homes: 2  
Homes: Custom Home & Custom Cabin  
Style of Home(s): Bi Level  
Finished Sq. Ft.: 9,400  
Bedrooms: 7  
Full Bathrooms: 4  
Half Bathrooms: 1  
Basement: Unfinished  
Parking Types: Attached Garage & Driveway  
Outbuildings: 2  
Types of Outbuildings: Detached  
Garage & Equipment Building  
Other Improvements: 7.5 Acre  
Lake, Paved Driveway  
Fence Type: Metal, Wire  
Cooling Systems: Forced Air Cooling  
Heating Systems: Electric Heaters,  
Fireplace & Forced Air  
Waterfront Features: Private Lakefront





## Land

### 715 +/- Acres

This turnkey Western Kentucky Property is in pristine condition. The many improvements within this private sanctuary make it appealing to everyone in the family

As you turn off the county road onto the paved driveway, you will approach and cross the year-round flow of Hopson Creek. Suggest you pause on the bridge, roll your windows down and take in the magical sounds. Privately across the creek is the gated entry to this truly amazing paradise. Hit the clicker or enter the code on the keypad and the gate opens and automatically closes behind you. Enjoy the nearly 1/2 mile meandering drive knowing that beautiful improvements await

There are countless features that make this property stand tall. As you watch the gate securely close then disappear in your rearview mirror, the winding blacktop driveway moves you smoothly into the property. As you begin the gentle climb toward the nicely positioned improvements, the beautiful 7.5 acre spring-fed lake appears on your left. The waterfront guest cabin overlooks the hardwood tree-lined private lake boasting stunning elevated views. The lake is loaded with bass and panfish offering year-round enjoyment and fun

The abundance of wildlife on this property is unrivaled and nationally known for trophy whitetail deer, and a robust eastern turkey population. The property has been well maintained including an extensive trail system providing access to all parts of the property. Miles of trails meander through beautiful hardwood timber, across small gravel bottom creek beds, and along lush green wildlife food plots

Naturally, all wildlife benefit from the dedicated efforts of habitat enhancement, timber management, food plots, supplemental nutrition and a sound harvest plan. Each Fall the abundance of mature mast producing trees drop their blessings of protein rich nutrition that wildlife crave and feast upon. As a result of these focused management efforts, the deer along with the wild eastern turkey population thrives, providing springtime magic for those that love turkey hunting or just simply enjoy watching and hearing these majestic strutting birds





## Improvements

### Main House

The approximate 5400sf home majestically sits atop one of the highest elevation points on the property. Immediately upon entering you'll notice the very thoughtful open floor plan, high-end finishes, and floor-to-ceiling windows designed to allow the outdoors in. The elevated 360 views are breathtaking as you overlook the beautiful spring-fed lake while also enjoying wildlife viewing from every window. This spacious western style home is unique and breathtaking and perfect for entertaining guests and making core memories that will last a lifetime

### Guest Cabin

The cozy 4 bedroom, 2 bath, main level guest cabin includes an open floor-plan with amazing lakefront views, a loft overlooking the great room, walkout basement on the lake side, wrap-around porch, and a dock for fishing on the lake. The detached double overhead door building situated across from the cabin is the perfect place to use as a garage or for storing your outdoor toys

### Equipment Building

An equipment and storage building is set up with overhead doors and a concrete floor designed for storing a tractor, bush hog, and other farm equipment, plus a lean-to off one side for additional covered space

### Access / Privacy / Security

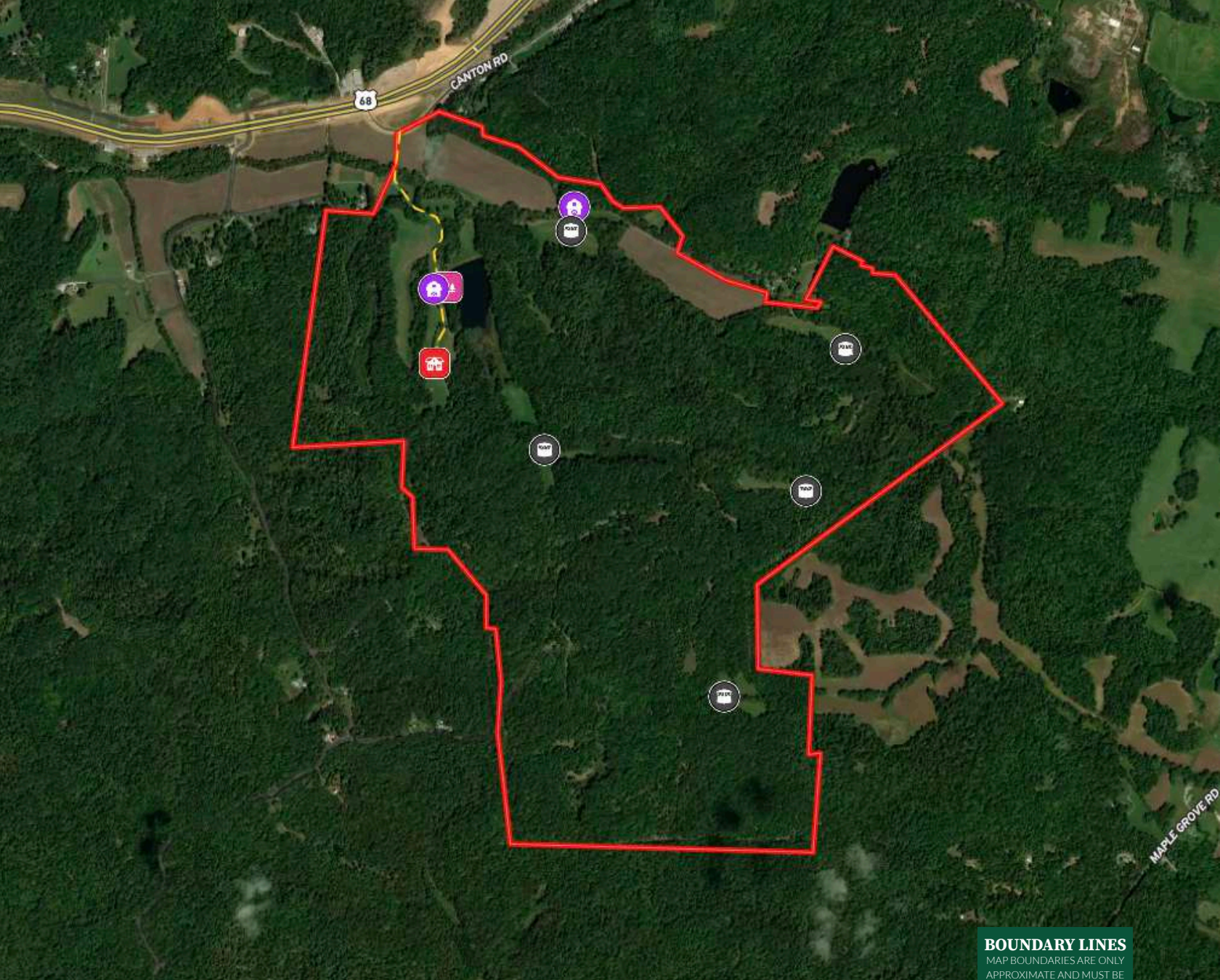
There are miles of trails throughout the hardwood timber providing access to every corner of the property. It is turnkey for someone who loves to hunt and fish, ride horses, ATV's, or simply explore the great outdoors. The property includes a gate with a solar panel and keypad. This extra layer of privacy and security makes it the perfect private estate property. There is also a well-maintained metal 8' fence along the perimeter of the property. Numerous ladder stands and blinds are strategically placed for hunting

### Utility District Water, electric, propane, septic







Suggest Starlink or Verizon booster for high speed internet wifi and streaming







**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary  Road/Trail  Main House  Barn  Cabin  Blind







## Recreation

The abundance of outdoor recreation this property provides is seemingly endless. Step outside and as the saying goes, Just Do It! Take your dog for a walk, go on a hike, hop on a horse or ATV, wet a line, climb into a ladder stand, or sit in a deer blind. Outdoor recreation is where so many family and friends memories are made that last a lifetime

## Nearby Recreation

Land Between The Lakes (LBL) National Recreation Area is a protected peninsula made up of 170,000 acres of woodlands, wetlands and open areas of pure outdoor recreation located a short drive from the property. Over 300 miles of scenic shoreline with Kentucky Lake running along the west side of LBL and Lake Barkley to the east. These lakes are two of the top fishing and recreational lakes in the southeast. The vastness and diversity of these waterways create plenty of space for recreational boaters and anglers. Fisherman generally target the healthy population of largemouth bass and crappie. It should be noted that these lakes are nationally renowned largemouth bass fisheries

## Agriculture

Approximately 100 acres are consistently manicured as food plots specifically for wildlife

- Seasonal Fall / Winter blends of wheat, clover and turnips are planted now
- Spring / Summer blends generally consist of red and white clovers along with a rotation of soybeans and corn in the larger plots

The hardwood timber was "select-cut" in 2016-2017 but still boasts an abundance of marketable timber

## General Operations

### Kentucky Shooting Preserve Permit (Deer)

This high-fence property is being conveyed with an existing Shooting Preserve Permit from the State of Kentucky allowing the owner and guests to harvest deer by any legal means from September 15 – April 15. The expansive season allows flexibility and convenience for planning your hunts around busy schedules and suitable weather patterns

Quality Deer Management (QDM) practices have been in place for many years and as a result of these ongoing efforts, trophy-class, mature whitetail deer thrive in this 715 +/- acre sanctuary

Will provide additional details upon request





## Region & Climate

The Cadiz, Kentucky area experiences 4 distinct seasons of weather. Springtime green-up is beautiful with comfortable daytime temperatures in the 60's and 70's. Summertime highs range from the mid 80's to low 90's making it ideal for outdoor fun, and water sports on nearby Lake Barkley and Kentucky Lake

Fall colors are gorgeous along the hardwood tree-lined private lake and ridges throughout the property. As the nights turn cooler and the leaves begin to change from green to many vibrant colors, Fall in Western Kentucky is a heavy favorite boasting comfortable daytime temperatures in the 70's and 80's plus cool comfortable nights in the 50's and 60's. Winter is moderate by most standards boasting daytime temperatures in the 50's and nighttime lows in the 30's and 40's, with the rare, but seemingly always welcomed light snowfall

## History

The Knight and Hale Farm is well-known for its history in the outdoor industry. Harold Knight and David Hale began their game call company in a basement workshop in 1972. They never dreamed their game calls would become as significant and timeless as they still are today. Their game call product lines include turkey, deer, predator, small and big game, plus waterfowl

Their television show, Ultimate Hunting began in 1989. The show aired over 25+ years and is still found on many streaming platforms today. The Knight and Hale Farm has hosted the most well-known hunters, writers, and television personalities and producers in the outdoor industry. This property remains one of the most well-known, but extremely private properties in the country. This property is known for producing large mature whitetail, many of which are featured on television shows over the years. The true outdoor enthusiast has definitely been impacted by the marks they have made in conservation, game calls, and award winning media. Over the years, many country music stars, outdoor television hosts and writers, have enjoyed hunting, fishing and storytelling around the campfire with Harold and David

## Location

- 5 minutes – Dollar General
- 5 minutes – Gas Station (at the bridge – Lake Barkley)
- 10 minutes – Local Grocery, Hardware, Restaurants in Cadiz, KY
- 10 minutes – Local Hospital (Trigg County Hospital – pharmacy across the road)
- 30 minutes – Big Chain Stores, Hospitals (Walgreens, Kroger, Walmart, Tractor Supply) Murray or Hopkinsville
- 40 minutes – Clarksville, TN – Large Regional Hospital, chain stores, grocery, restaurants, etc
- Cadiz, Kentucky is located 10 minutes away – Very nice downtown area known for its southern charm

### Additionally:

- 10 minutes from Land Between the Lakes
- 10 minutes from Lake Barkley State Park Private Airport
- 30 minutes from Murray, Kentucky
- 30 minutes from Hopkinsville, Kentucky
- 40 minutes from Clarksville, Tennessee
- 1 hour from Paducah, Kentucky
- 1 hour and 20 minutes from Nashville, Tennessee



# Hayden Outdoors

## *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

Scan to see more  
testimonials







THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

### Hayden Outdoors Real Estate

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)

DISCLAIMER: Hayden Outdoors Real Estate is a licensed real estate brokerage in multiple US states. For a complete list of states and territories, please visit [HaydenOutdoors.com/About](http://HaydenOutdoors.com/About). © Copyright 2024 Hayden Outdoors Real Estate. All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates make no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics or other items contained in this magazine. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





**HAYDEN OUTDOORS.**  
**REAL ESTATE**



866.741.8323 • [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)