

Whitetails and Cypress

187.00 Acres | Henry County, KY | \$2,149,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/
Varmint, Small Game & Turkey
Income Producing
Lodge/Resort
Outbuilding/Barn/Shed/Shop
Outfitting/Guide Service
Recreational Business
Stream/River
Timber
Waterfront
Wooded

Land Details

Address: 7058 Drennon rd,
Campbellsburg, Kentucky 40075, USA
Total Acres: 187.00
Elevation: 780
Tillable/Crop/Orchard Acres: 49
Source of lot size: Owner

Building Details

Homes: 1
Finished Sq. Ft.: 1040
Stories: 1
Bedrooms: 2
Full Bathrooms: 1
Basement: None
Parking Types: Detached Garage & Driveway
Outbuildings: 2
Cooling Systems: Forced Air Cooling
Heating Systems: Electric Heaters
Appliances: Dryer, Refrigerator, Hot
Water Heater, Oven & Washer
Flooring: Hardwood
Roofing: Metal
View: Private, Scenic & Wooded



About This Property

187± acre turnkey whitetail hunting property featuring 40 acres of tillable ground currently in alfalfa. Proven history of producing mature whitetails with ideal habitat, cover, and food sources. Includes a beautifully finished 1,040 sq. ft. cabin with rich pecky cypress interior. A rare opportunity for hunting, recreation, and income potential in one complete package





Land

This exceptional 187± acre turnkey whitetail property offers the perfect blend of recreation, habitat, and income potential. The land features gently rolling hills, 40 acres of productive tillable/pasture ground currently established in alfalfa, and scenic water frontage along Emily Run Creek. Professionally managed timber and habitat improvements have created outstanding bedding cover, travel corridors, and ideal conditions for wildlife, making this a proven property known for producing mature whitetails. Timber quality throughout the farm is exceptional, with an abundance of large white and red oaks providing both excellent wildlife habitat and long-term investment value. Diverse terrain, strong food sources, quality cover, and a reliable water source combine to create an outstanding hunting and recreational property.

Improvements

This charming 1,040 sq. ft. cabin offers the perfect blend of rustic character and comfort, featuring 2 bedrooms, 1 full bath, a full kitchen, and cozy living quarters ideal for relaxing after a day outdoors. The interior showcases highly sought-after pecky cypress walls reclaimed from the Georgia swamps, beautifully complemented by longleaf pine floors and custom ash plank accents throughout. A spacious 570 sq. ft. two-car garage features concrete floors, electric, and running water, providing excellent space for utility vehicles, hunting gear, and equipment storage. Outside, a beautifully handcrafted outdoor wood-burning chimney creates the perfect place to relax, entertain, and enjoy peaceful evenings in a private country setting.





Recreation

This exceptional recreational property has been intensively managed for nearly 18 years with a primary focus on producing mature whitetails and creating a truly high-end hunting experience. Extensive professional TSI (Timber Stand Improvement) practices have been consistently implemented year after year, including strategically placed micro bedding cuts designed to promote secure bedding cover and improve deer movement throughout the farm. Crop tree release programs across the timber stands have enhanced hard mast production, while scattered apple and persimmon trees provide additional highly desirable food sources for wildlife. An abundance of mature white and red oaks further strengthens the property's exceptional habitat quality. The property's southeast and southwest access allows hunters to effectively play the predominant winds, offering exceptional entry and exit opportunities with minimal disturbance. Natural benches along the rolling hillsides create ideal bedding habitat for mature deer, while the large creek bottom and year-round creek access provide reliable water, travel corridors, and additional habitat diversity. The combination of professionally managed habitat, strategic access, and proven mature deer history makes this a premier turnkey whitetail hunting property.





Agriculture

The property features approximately 40 acres of productive pasture and tillable ground currently established in alfalfa, providing an excellent source of annual income and agricultural opportunity. The current operation produces approximately 3,200 bales per cutting with an average of three cuts per year, offering strong production potential and substantial returns. The gently rolling topography and open layout make the land exceptionally well-suited for continued hay production, livestock grazing, or future conversion into a premier cattle or horse property. Timber quality throughout the property is exceptional, with professionally maintained timber stands that enhance both wildlife habitat and long-term investment value. With quality soils, accessible terrain, and a proven history of productivity, this acreage offers the perfect combination of income generation, recreational appeal, and long-term agricultural value.

Location

Henry County, Kentucky is a rural county in the north-central Bluegrass region, located within the Louisville–Lexington–Cincinnati “golden triangle,” offering a quiet agricultural setting with rolling farmland and small towns like Eminence and New Castle. It sits roughly 45–60 miles from Louisville, with access to Louisville Muhammad Ali International Airport (~50 miles) and Cincinnati/Northern Kentucky International Airport (~80 miles). Residents are within about an hour of major interstates, regional healthcare, shopping, and urban amenities.

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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.

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- RICK STEINER, SELLER/BUYER

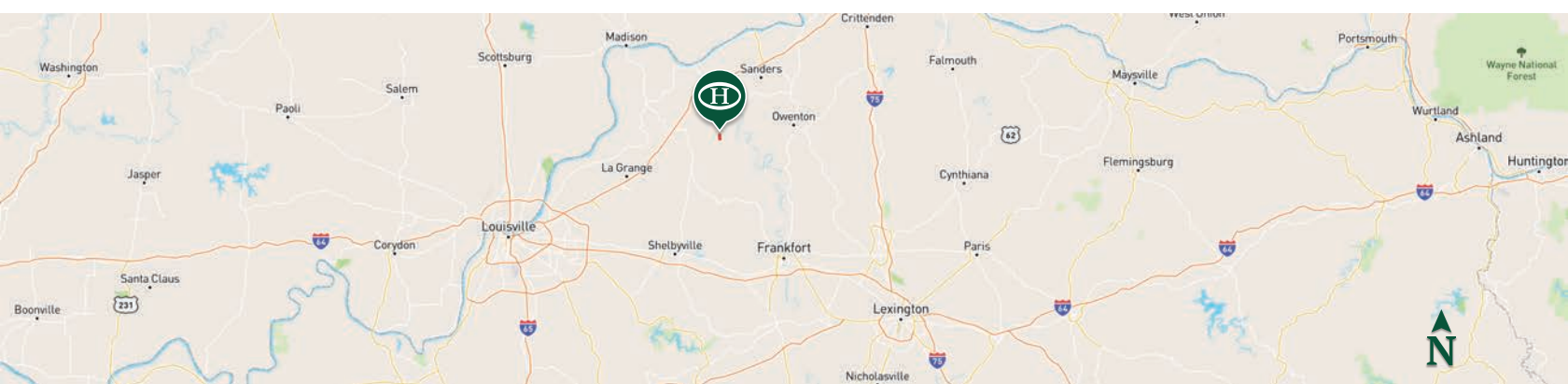
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 Boundary

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



Silas Sparrow

- 📍 Sales Associate, Licensed in KY
- ✉ Silas@HaydenOutdoors.com
- 📞 502.517.1749



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