

Thompson Creek Lodge

67 Acres | Mercer County, KY | \$1,449,000



HAYDEN  OUTDOORS.

Thompson Creek Lodge

TOTAL ACRES:

67

PRICE:

\$1,449,000

COUNTY:

Mercer County

CLOSEST TOWN:

Harrodsburg, KY

Presented by



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Property Summary

Discover 67 beautiful rolling acres of peaceful countryside, featuring a custom-built 3,247± sq. ft. home with a walk-out basement, vaulted ceilings, and stunning windows that fill the A-frame design with natural light. Meticulously maintained and tucked away on a secluded dead-end street, this property offers privacy, scenic views, and room to roam. All only 5.5 miles to highway 127.





Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Turkey
Outbuilding/Barn/Shed/Shop
Propane
Stream/River
Timber
Wooded
State Hunting Unit: Zone 1

Land Details

Address: 620 Parsons Lane
Harrodsburg, Kentucky 40330
Total Acres: 67.00
Timber Land Acres: 25
Pasture Acres: 25
Water Rights: Yes
Mineral Rights: Yes
Source of lot size: Survey

Building Details

Homes: 1
Finished Sq. Ft.: 3,247 +/-
Unfinished Sq. Ft.: 863
Stories: 2
Bedrooms: 4
Full Bathrooms: 3
Half Bathrooms: 1
Basement: Partial finished
Electricity Provider: Bluegrass Energy
Water Provider: North Mercer
Parking Types:
Detached Garage; Driveway
Outbuildings: 1
Heating Systems:
Electric Heaters; Fireplace; Forced Air
View:
Creek; Private; Scenic; Wooded



Land

67 beautiful rolling acres offering an exceptional blend of productive farmland and natural beauty. Approximately 50% of the property consists of productive hay ground and cattle pasture, while the remaining 50% features woodland with an impressive diversity of tree species, including beautiful oaks and other native hardwoods. Fully fenced and highlighted by a picturesque stream winding through the property and two scenic ponds tucked in the timber, the land showcases beautiful wooded hillsides, peaceful views, and abundant opportunities for farming, livestock, hunting, recreation, or simply enjoying the tranquility of the countryside. A truly versatile property offering the perfect balance of open ground, timber, water, and privacy.





Improvements

Main House: Experience the warmth and elegance of this custom-built luxury lodge, thoughtfully designed in 2015 with every detail carefully considered. Offering 3,247± sq. ft. of living space and 4,110± sq. ft. under roof, this 4-bedroom, 3.5-bath home features stunning vaulted ceilings, dramatic A-frame windows, rich bamboo hardwood floors, and custom cabinetry. A striking rock gas fireplace anchors the living area, while the loft overlooks breathtaking views of the surrounding acreage. Enjoy the inviting sunroom, partially finished walk-out basement, spacious gun vault/safe room and beautiful back patios, perfect for entertaining or unwinding while watching spectacular sunsets. Blending rustic charm with refined craftsmanship, this one-of-a-kind home delivers the feel of a private luxury lodge surrounded by the beauty and tranquility of the countryside.

Garage/Shop: A great addition to the property is the 1,440± sq. ft. detached metal garage/shop featuring durable concrete floors and plenty of space for vehicles, equipment, tools, or workshop needs. The attached lean-to provides convenient covered storage for farm equipment, implements, trailers, or recreational toys. Whether you're working on projects, storing essentials, or managing agricultural operations, this versatile outbuilding offers functionality and flexibility to complement the acreage.





Other Improvements: Additional features enhance the property's convenience and functionality, including a blacktop entrance at the beginning of the driveway, a secondary electric meter centrally located on the property, and an electric transfer switch on the main house. The entire property is fully fenced, with a separate 3.5± acre fenced paddock offering added flexibility for livestock management. For cattle operations, a headgate and chute lead to an open-face stall, providing a practical setup for handling livestock.







Recreation

This property is an outdoor enthusiast's dream, offering endless opportunities for recreation and adventure. Spectacular deer hunting is a highlight, with neighboring large landowners providing extensive surrounding habitat and aiding in more mature deer sightings. The rolling terrain offers excellent potential for long-range shooting, while the creek provides a peaceful setting to explore and enjoy with family. Ride horses through the scenic acreage, take on the trails with ATVs and off-road vehicles, or spend your days hiking, exploring the woods, and enjoying the abundant wildlife.





Agriculture

With approximately 50% of the 67± acres in open hay ground and pasture, this property offers excellent agricultural potential. The fully fenced acreage is well suited for livestock, with a history of cattle use and hay production. The rolling topography provides a beautiful blend of open fields and wooded ground, creating a versatile setting for grazing, harvesting hay, or expanding your agricultural operation. Whether you're looking to establish a cattle farm, produce your own hay, or enjoy a hobby farm lifestyle, this property offers a wonderful foundation for a variety of agricultural pursuits.

Region & Climate

Kentucky offers four distinct seasons, with warm summers, mild springs and autumns, and winters that bring occasional snow. The region's ample rainfall, fertile soils, and long growing season create ideal conditions for hay production, pastureland, livestock, and enjoying the outdoors year-round.

Location

Enjoy the best of Kentucky country living with the perfect balance of privacy, convenience, and accessibility. Located in Mercer County's beautiful Bluegrass region, the property is approximately 32 miles from Lexington, 75 miles from Louisville, and 110 miles from Cincinnati, providing access to major employment centers, shopping, dining, entertainment, and commercial airports. Nearby Harrodsburg offers charming downtown shops, restaurants, and everyday essentials, while the surrounding area features historic Shaker Village, Old Fort Harrod State Park, Herrington Lake, golf, bourbon experiences, and abundant outdoor recreation.

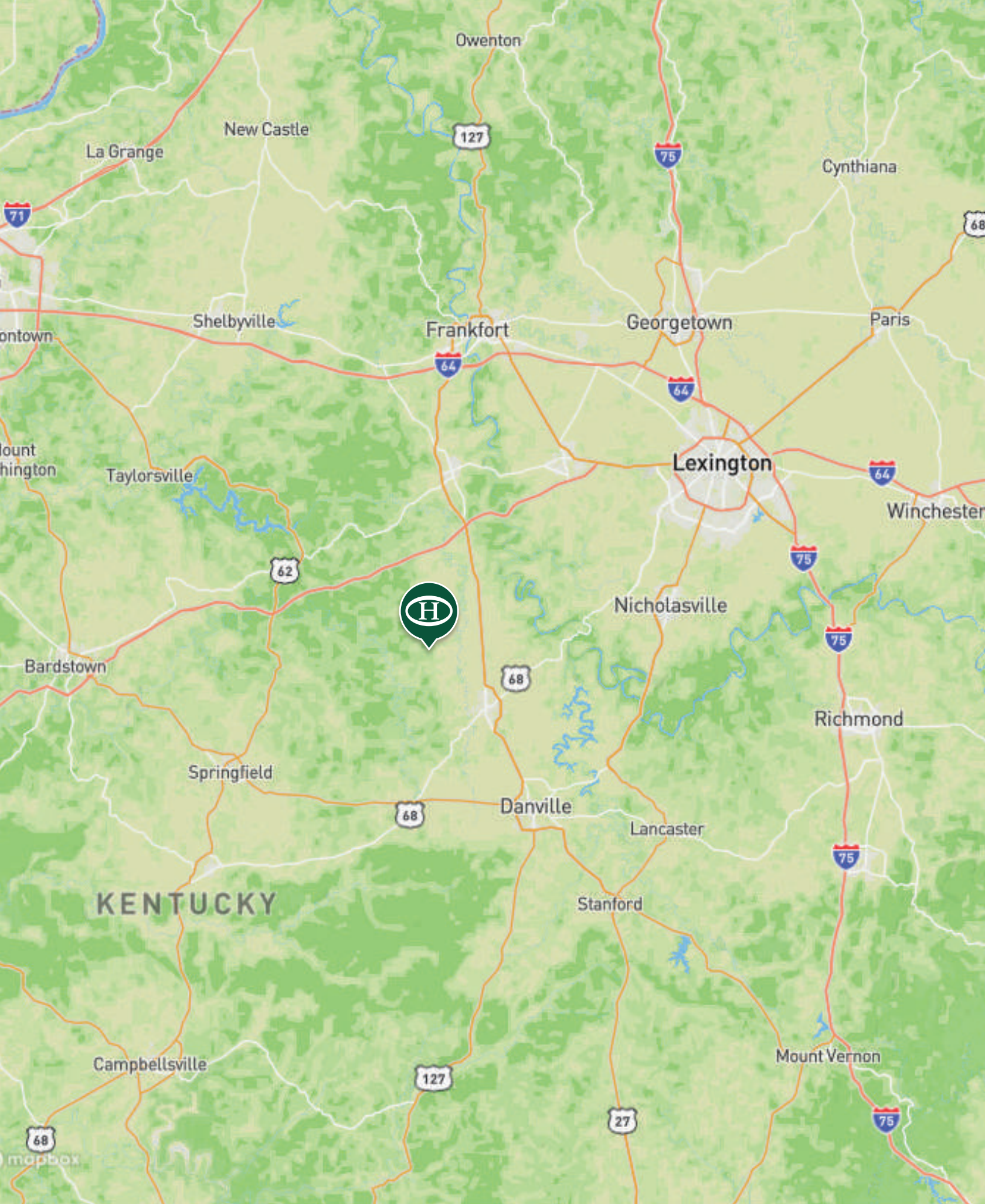






BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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.

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"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

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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 1990s, 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

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