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FOR MORE INFO!



LAND FOR SALE

143± Acres, Todd County, Kentucky
Offered in Four Tracts

OFFERED AT
\$935,000

Highlights:

- Brick Ranch with Basement, Detached Garage and Modular Home - Near Lake Malone
- Pasture, Hay and Cropland
- Timber with Recreational Options



For additional information, please contact:
Bret Cude, AFM/Broker | (618) 407-5399
BCude@FarmersNational.com

Property Information

Directions to Property:

From Elkton, Kentucky, go north approximately 17.8 miles on KY 181, turn right onto Jason Ridge Road. From Greenville, Kentucky, go south approximately 14 miles on KY 181 and turn left on Jason Ridge Road. Go about 2.8 miles to 2055, 2085 & 2104 Jason Ridge Road, Lewisburg, Kentucky. Farm is on both sides of the road.

Legal Description:

Tract 1: 32 ac north side of Jason Ridge Road (2104).

Tract 2: 2.8 ac south of Jason Ridge Road (2055 and 2085)

Tract 3: 38 ac south of Jason Ridge Road

Tract 4: 70 ac south of Moore Lane off Jason Ridge Road.

Property Description:

Offered in four tracts. Tract 2 has ranch home, detached garage + modular home.

Farm Data:

Tract 1:

Hayland 18.30 acres
 Pasture 5.70 acres
 Timber 7.00 acres
 Buildings 1.00 acres (old house)
 Total 32.00 acres

Tract 2:

Buildings 2.80 acres

Tract 3:

Hayland 30.00 acres
 Pasture 8.00 acres
 Total 38.00 acres

Tract 4:

Hayland 25.00 acres
 Timber 45.00 acres
 Total 70.00 acres

FSA Information:

Tract 1

	Base	Yield
Corn	6.6 acres	129 bushels
Grain Sorghum	.7 acres	56 bushels

Tract 3

	Base	Yield
Wheat	.9 acres	35 bushels
Corn	1.6 acres	129 bushels

Improvements:

Tract 1: old house in poor condition + 32 ac.

Tract 2: Ranch and modular in good condition + 2.8± ac

Tract 3: 38 ac + Tobacco Barn in fair condition

Tract 4: 70 ac

2025 Taxes:

Tract 1: \$367.29 - 32 ac +/- 2104 Jason Ridge Rd (Old House)

Tract 2: \$1,054.77 - 2.8 ac +/- (2085 house + 2055 modular) Jason Ridge Rd

Tract 3: \$124.53 - 38 ac +/- Tobacco Barn

Tract 4: \$229.41 - 70 ac +/-

Price: \$935,000 as a whole or:

Tract 1: \$190,000.00

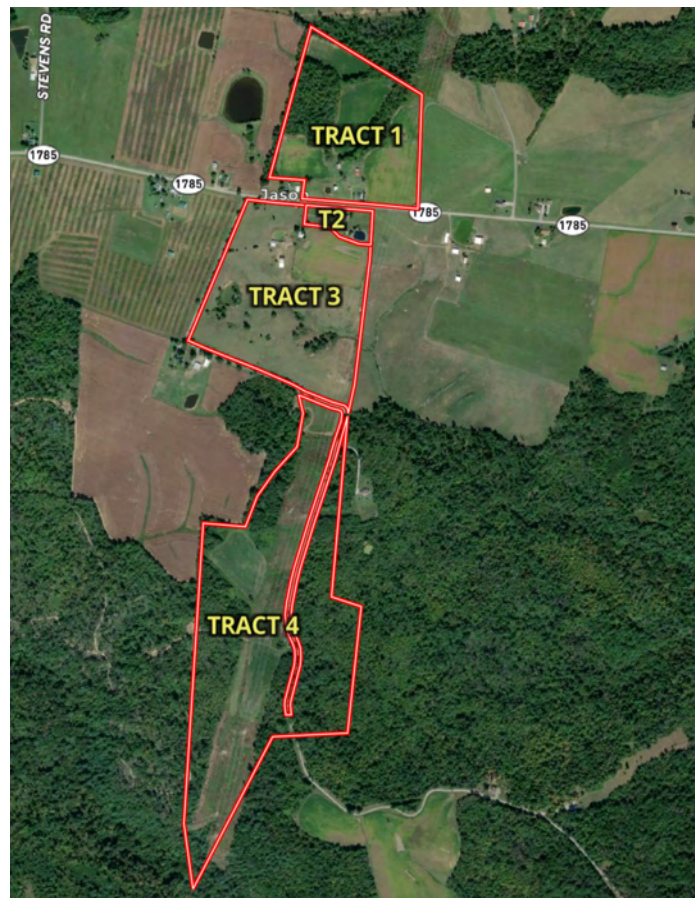
Tract 2: \$280,000.00

Tract 3: \$165,000.00

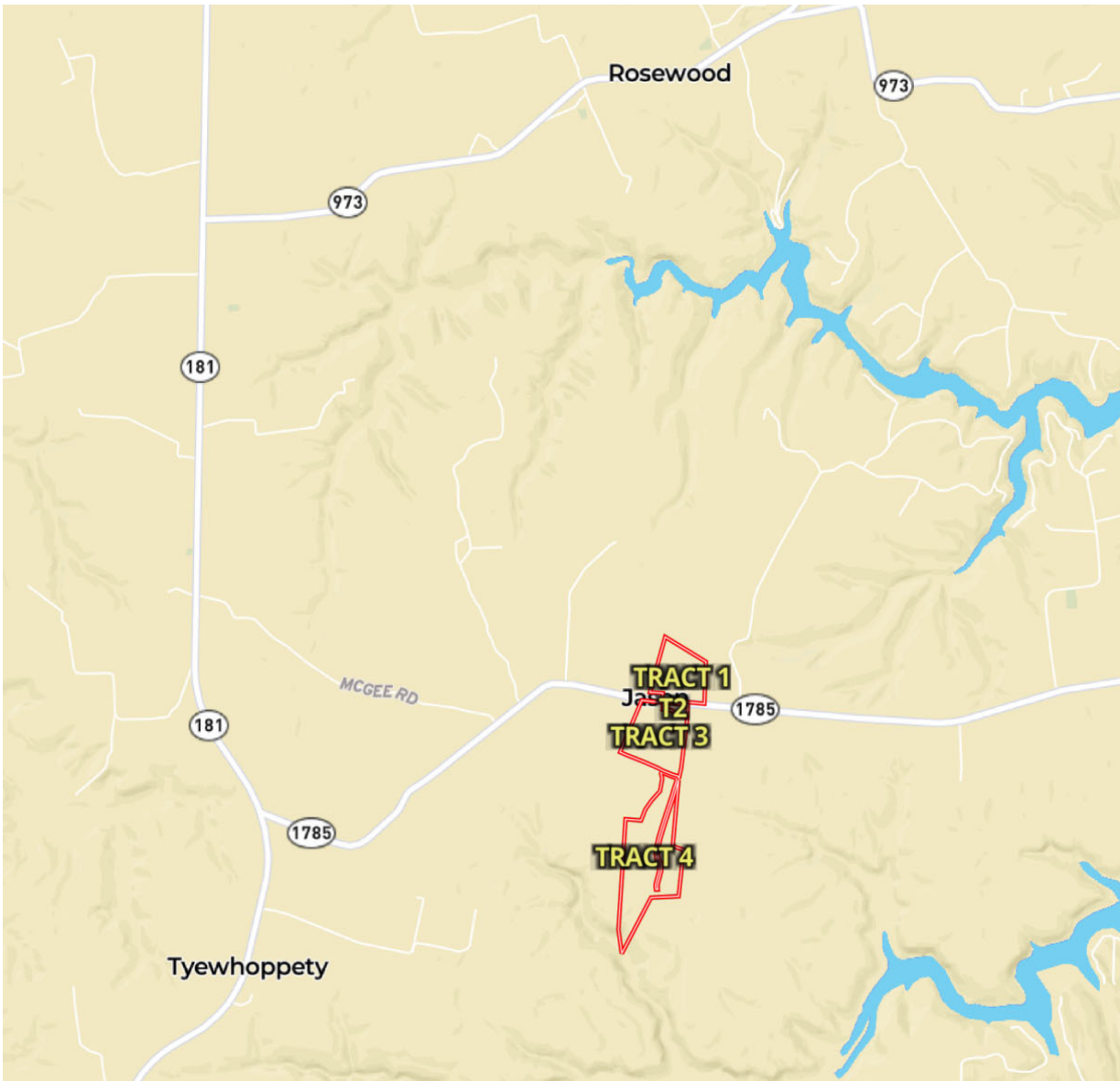
Tract 4: \$300,000.00

Agent Comments:

Offering in four tracts (see maps). The property has an existing oil lease with last income received in 2024.



Location Map



Tract 1 Frontage East of House

Tract 1

Directions to Property:

From Elkton, Kentucky, go north about 17.8 miles on KY 181, turn right onto Jason Ridge Road. Go about 2.8 miles to 2104 Jason Ridge Rd, Lewisburg, Kentucky. From Greenville, Kentucky, go south 14 miles on KY 181 and turn left on Jason Ridge Road.

Description:

32± acres

Pasture and some Crop Acres

Recreational Opportunities

OLD House: AS IS

Taxes: \$367.29 (est) Price: \$190,000



Frontage West of House



Room Sizes

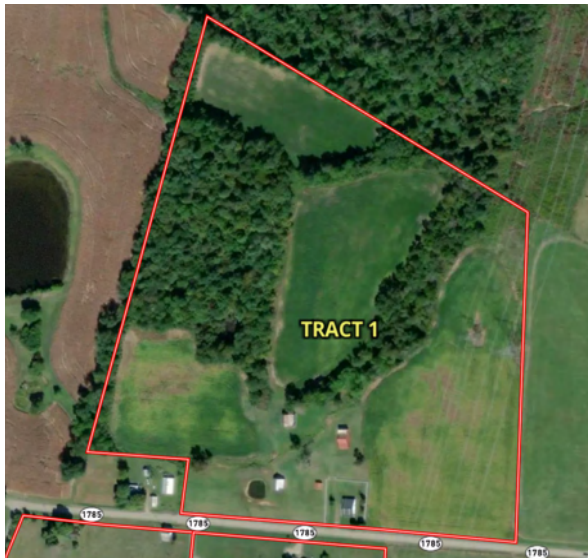
Main Floor

Living Room	15'4 x 16'10
Kitchen	13'5 x 9'5
Dining Room	10' x 13'5
Bedroom	13'5 x 11'5
Bedroom	10'5 x 13'
Full Bathroom	9' x 9'5
Laundry Room	9' x 9.75

Upstairs

Bedroom	17.75 x 13.75
Bedroom	13.75 x 12.75

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ZnC3	Zanesville silt loam, 6 to 12 percent slopes, severely eroded	20.57	68.43	0	41	4e
SaB	Sadler silt loam, 2 to 6 percent slopes	7.27	24.18	0	56	2e
ZaB	Zanesville silt loam, 2 to 6 percent slopes	1.98	6.59	0	65	2e
ZaC3	Zanesville silt loam, 6 to 12 percent slopes, severely eroded	0.25	0.83	0	41	4e
TOTALS		30.07(*)	100%	-	46.22	3.38

Tract 2

Directions to Property:

From Elkton, Kentucky, go north 17.8 miles on KY 181, turn right onto Jason Ridge Road. Go about 2.8 miles to 2055 & 2085 Jason Ridge Road, Lewisburg, Kentucky. From Greenville, Kentucky, go south 14 miles on KY 181 and turn left on Jason Ridge Road.

Ranch Home Description:

Small pond with shelter, outbuilding for storage/workshop

Detached two-car garage

Partially finished basement with outside entrance, full bathroom, and partial kitchen

Modular Home Description:

Large Whirlpool bath in master bath/ master suite

Fireplace in living room

Appliances included: washer and dryer, fridge, stove, microwave

Taxes: \$1,054.77 **Price:** \$280,000



Modular House

Aerial Map



Ranch Home Room Sizes

Main Floor

Living Room	13'5" x 17'5"
Kitchen	18' x 14'
Master Bedroom	13'5" x 11'5"
Master Bathroom	7'5" x 14'5"
Bedroom	12'5" x 10'5"
Bedroom	13'5" x 11'5"
Full Bathroom	6'5" x 13'5"
Laundry Room	11' x 14'
Family Room	12' x 22'5"
Basement	45' x 45'
Back Deck	11' x 15'

Modular Home Room Sizes

Living Room	17' x 24'
Kitchen	19' x 13'
Dining Room	10' x 13'5"
Master Bedroom	22'5" x 12'
Master Bathroom	13' x 9'
Bedroom	12' x 12'5"
Bedroom	10'5" x 13'
Full Bathroom	4'5" x 9'5"
Laundry Room	7'5" x 8'
Front Steps	9' x 6'
Back Deck	12' x 16'



Ranch Home 24 x 24 Detached Garage

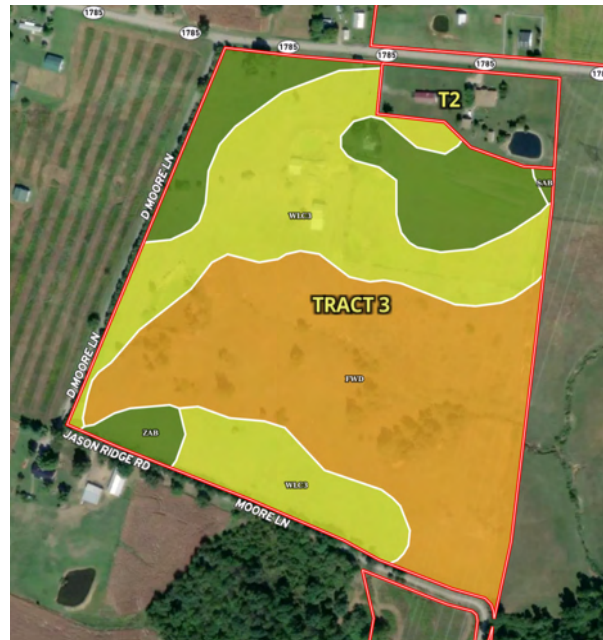
Tract 3



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
FwD	Frondorf-Weikert complex, 12 to 20 percent slopes	18.1	46.63	0	47	6e
WIC3	Wellston silty clay loam, 6 to 12 percent slopes, severely eroded	13.97	35.99	0	70	4e
ZaB	Zanesville silt loam, 2 to 6 percent slopes	6.63	17.08	0	65	2e
SaB	Sadler silt loam, 2 to 6 percent slopes	0.12	0.31	0	56	2e
TOTALS		38.82(*)	100%	-	58.38	4.58

Tract 4



Aerial Map



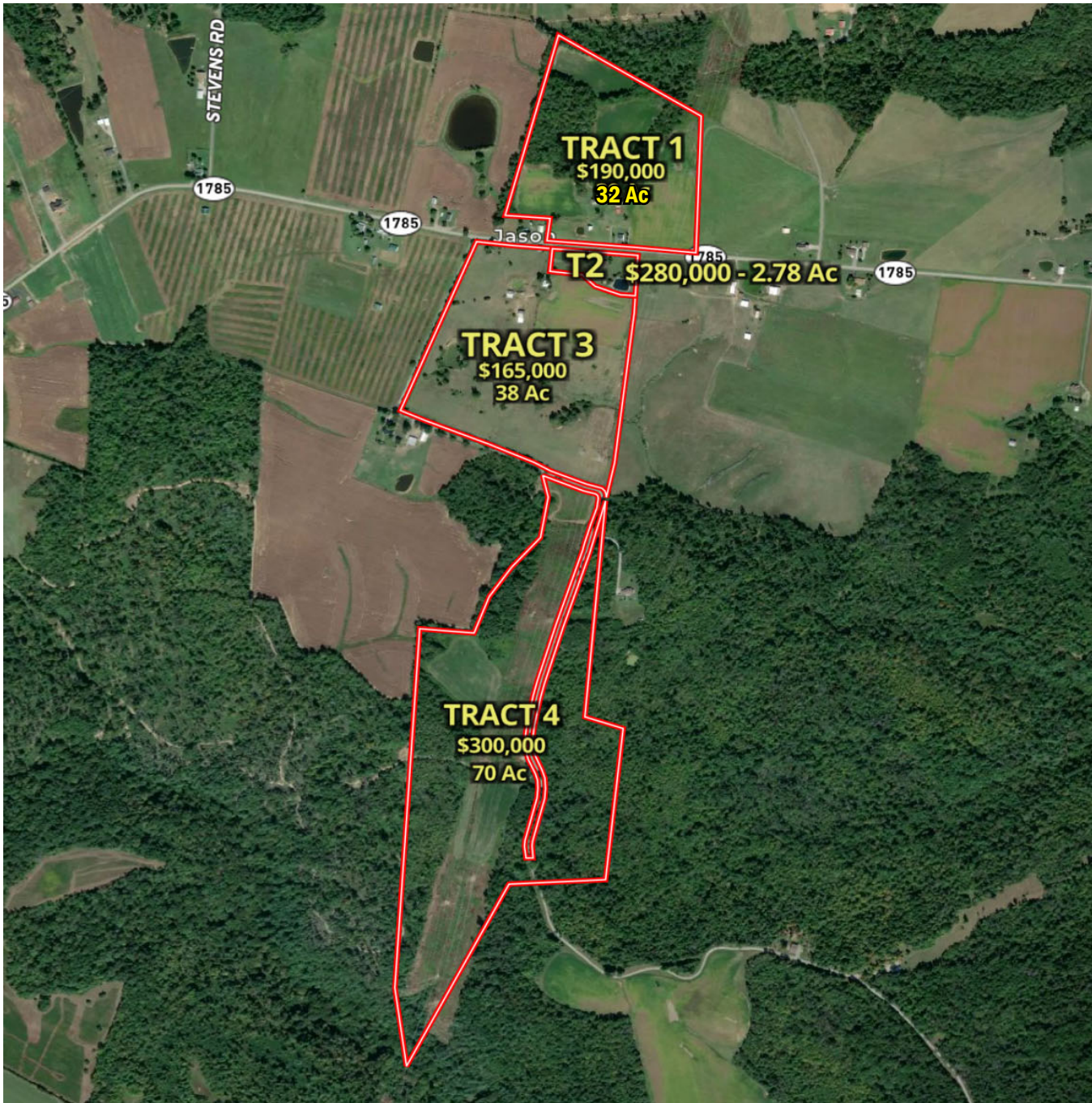
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
FwD	Frondorf-Weikert complex, 12 to 20 percent slopes	28.02	39.66	0	47	6e
ZaB	Zanesville silt loam, 2 to 6 percent slopes	27.92	39.52	0	65	2e
ZaC2	Zanesville silt loam, 6 to 12 percent slopes, eroded	11.27	15.95	0	47	3e
DkF	Dekalb-Frondorf-Rock outcrop complex, 20 to 45 percent slopes	2.7	3.82	0	8	7e
WIC3	Wellston silty clay loam, 6 to 12 percent slopes, severely eroded	0.71	1.0	0	70	4e
WeC2	Wellston silt loam, 6 to 12 percent slopes, eroded	0.02	0.03	0	74	3e
FwF	Frondorf-Weikert complex, 20 to 45 percent slopes	0.01	0.01	0	12	7e
TOTALS		70.65(*)	100%	-	52.86	3.96

LAND FOR SALE

143± Acres, Todd County, Kentucky



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