



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

180± ACRES WITH A HOME
PENDLETON COUNTY, KY

\$1,800,000

TURNKEY PROPERTY

OFFICE (270) 795-1080 | WWW.SMALLTOWNPROPERTIES.COM

THE PENDLETON 180

PROPERTY PROFILE

LOCATION:

- 4681 Lightfoot Fork Road
Falmouth, KY 41040
- Pendleton County
- 8.4± Miles NW of
Downtown Falmouth
- 8.4± Miles NW of
the Licking River
- 37± Miles S of Cincinnati, OH
- 61± Miles NE of Lexington

COORDINATES:

- 38.7248, -84.43165

PROPERTY USE:

- Hunting
- Residential
- Recreational
- Timber Investment

TAX INFORMATION:

- TBD

PROPERTY INFORMATION:

- 180± Turnkey Acres
- 1,923± SqFt Home
 - 3 Bedrooms/2 Baths
 - Spacious Kitchen
 - Large Front Deck
 - New Windows
 - New French Doors
 - Furnishings Included
- 30' × 30' Steel Garage
- 20' × 30' Covered Equipment Shed
- 12+ Premium Tree Stands
- 4 Elevated Shooting Houses
- Multiple Feeders
- Picturesque Pond
- Internal Trail System
- Cedar Bedding Areas
- Mature Hardwood Ridges
- Gated Gravel Driveway
- Gravel Parking Area
- Peaceful & Private Rural Setting
- Surrounded by Large Farms
- Convenient Access to US-27
- Additional Build Site with Septic



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JON TOELKE

LAND SPECIALIST

C: 859-321-5438

O: 270-795-1080

jon@smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE PENDLETON 180

WELCOME TO THE PENDLETON 180—ONE OF THE MOST COMPLETE AND THOUGHTFULLY DEVELOPED HUNTING PROPERTIES YOU'LL FIND ANYWHERE. Located near Falmouth in Pendleton County, Kentucky, this remarkable 180± acre property sits in the heart of some of the finest whitetail habitat in the Commonwealth. Kentucky has long been known for producing trophy-class deer, and Pendleton County has earned a reputation as one of the state's premier destinations for serious hunters. The Pendleton 180 is a perfect example of why. This property has consistently produced mature bucks exceeding 150 inches, but the story goes far beyond impressive harvests. Within minutes of arriving, it becomes clear this isn't simply a beautiful farm—it's a property that has been carefully designed, refined, and managed with one purpose in mind: growing and holding mature whitetails.

Every improvement has been made with intention. Expansive cedar bedding areas provide outstanding sanctuary and security, while mature hardwood ridges produce an abundance of acorns and natural forage year after year. An extensive trail system connects strategically placed food plots throughout the property, creating a seamless blend of bedding, feeding, and travel corridors. Carefully positioned pinch points naturally funnel deer into ideal stand locations, while a picturesque pond and several areas known for exceptional rut activity further enhance the property's year-round appeal.



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MORE ABOUT THE PENDLETON 180

The current owners are a highly respected family in the hunting industry whose influence extends well beyond this farm. They played a significant role in advancing tree stand safety, helping shape practices and products that have made hunting safer for sportsmen across the country. That same passion, experience, and attention to detail are evident throughout the property. Every food plot, bedding area, stand location, and travel corridor reflects decades of thoughtful planning and real-world knowledge, creating a hunting property that is as functional as it is beautiful.

Perhaps best of all, much of that investment remains with the Pendleton 180. Included in the sale are more than a dozen premium tree stands, four large elevated shooting houses, multiple high-quality feeders, and many of the improvements that make this offering truly turnkey. A meticulously maintained 30' x 30' steel garage provides ample space for vehicles, ATVs, tractors, and equipment. Attached is a 20' x 30' covered equipment shed, offering ideal storage for implements, trailers, and additional gear while keeping everything protected from the elements. A generous gravel parking area makes maneuvering larger equipment simple and convenient.



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TO WATCH A VIDEO



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As you enter the property, a long gravel driveway winds through the landscape before crossing a small bridge over the creek that borders the farm. It's an entrance that immediately sets the tone for what's ahead. At the end of the drive sits a warm, inviting 1,923± square foot home that has been exceptionally well-cared for. From the moment you step onto the spacious front deck, it's clear this is far more than just a hunting cabin. Inside, every room reflects genuine pride of ownership. The home is immaculate, comfortable, and ready to enjoy from the very first day.

The spacious kitchen, complete with modern appliances, is the perfect gathering place to prepare meals and relive the day's hunt. Separate living and family rooms provide plenty of space for family and guests, while recently installed Andersen windows add beauty, natural light, and energy efficiency throughout.

The home features two full bathrooms, three bedrooms, generous closet space, and new hurricane-proof patio doors overlooking one of the many feeders found across the farm. It's not uncommon to watch deer and wild turkeys from the comfort of the living room—though your biggest dilemma may be deciding whether to stay inside or head to one of the carefully positioned stands when that mature ten-pointer steps out for an evening visit.



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Adding even more value, the owners are willing to leave nearly all of the home's furnishings, with the exception of a few cherished family heirlooms. The result is exactly what every buyer hopes to find but rarely does—a truly turnkey recreational property where you can arrive with little more than your hunting gear and immediately begin making memories.

Whether you're searching for a private family retreat, a legacy hunting property to pass down through generations, or an investment with the potential to become a first-class hunting lodge or outfitting operation, the Pendleton 180 delivers on every level.

**Call Jon Toelke today to schedule a private showing
and experience #TheSmallTownWay!**



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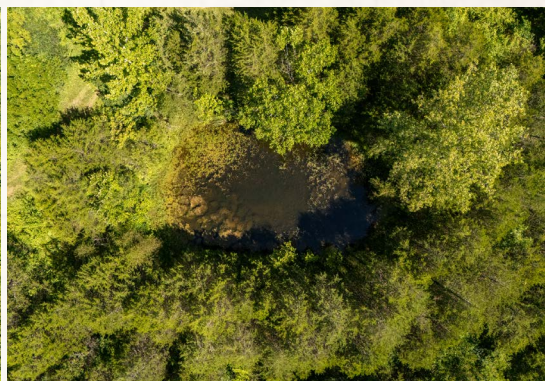
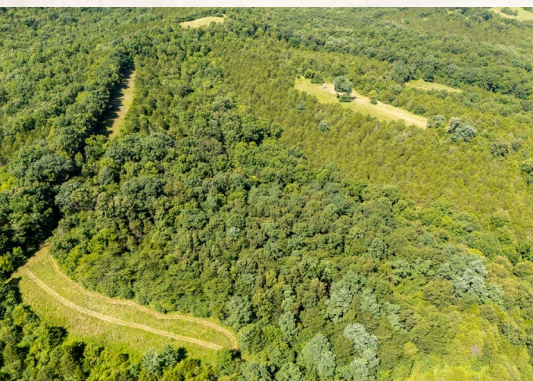
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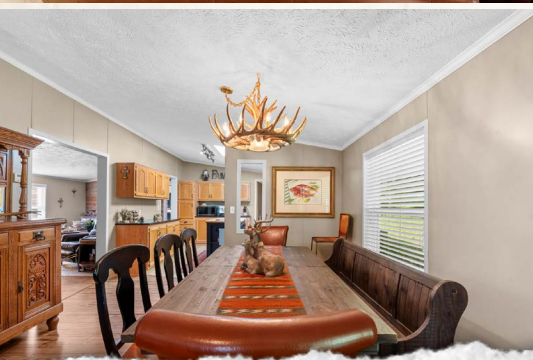
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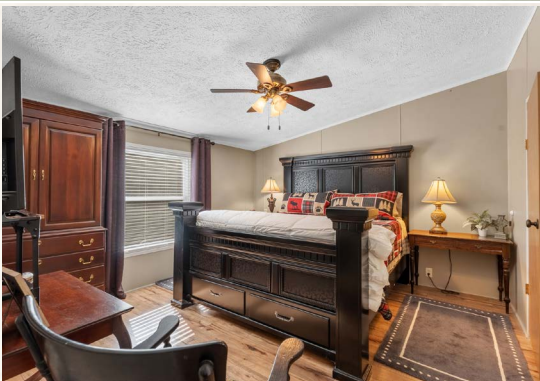
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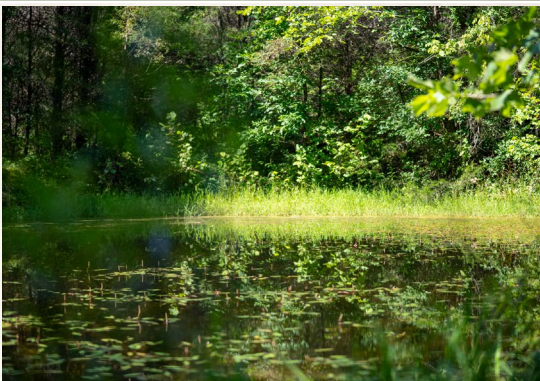
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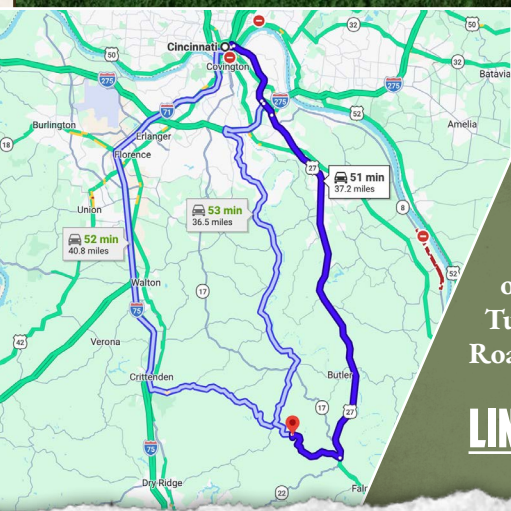
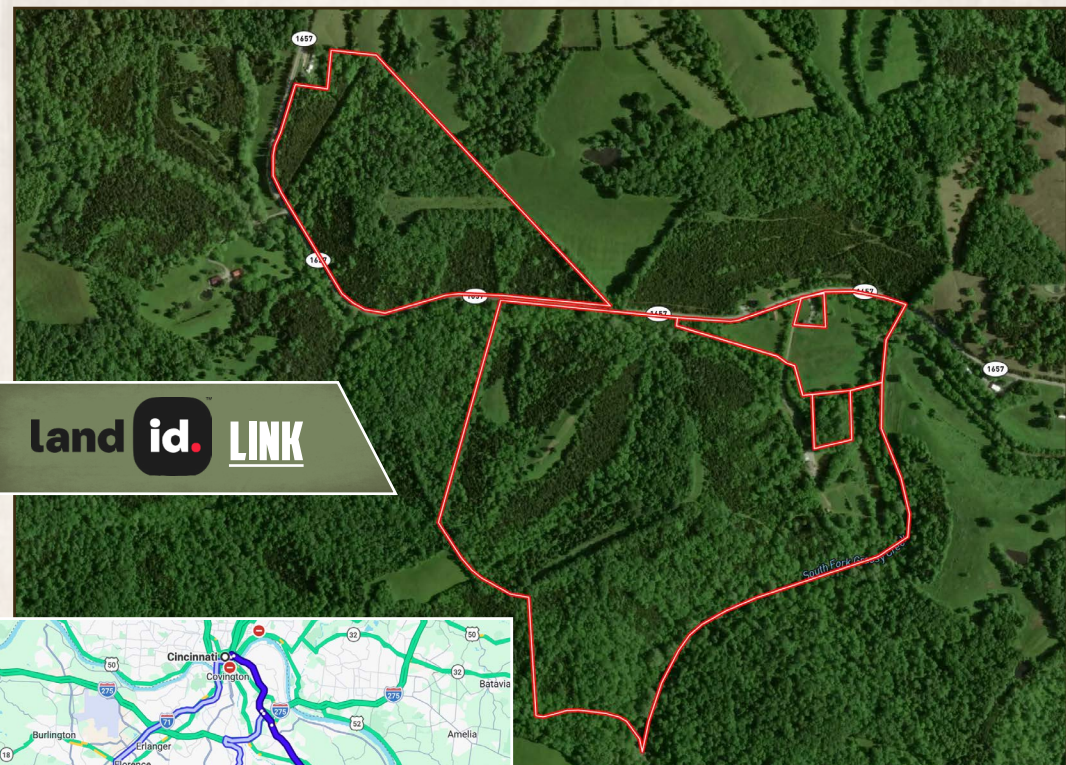
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Directions From Cincinnati, OH: Travel south on I-471 for 4.7 miles. Continue onto US-27 S and continue for 25.5 miles. Turn right onto KY-1657/Lightfoot Fork Road and proceed 4.6 miles to the property.

LINK TO GOOGLE MAP DIRECTIONS



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