



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**48± ACRES**  
**PENDLETON COUNTY, KY**  
**\$399,900**

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# THE PENDLETON 48

## PROPERTY PROFILE

### LOCATION:

- 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:

- 38.73110, -84.43840

### TAX INFORMATION:

- TBD

### PROPERTY USE:

- Hunting
- Recreational
- Timber
- Potential Build Site

### PROPERTY INFORMATION:

- 48± Acres
- Exceptional Hunting
- Big Hardwood Timber
- Small Pond
- Multiple Cleared Areas
- Several Tree Stands
- Surrounded by Farms and Ag Fields
- Utilities Available at the Road
- Additional Acreage Available



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**JON TOELKE**

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE PENDLETON 48

**WELCOME TO THE PENDLETON 48, A HUNTING PROPERTY FOR THE SERIOUS WHITETAIL HUNTER!** Located off Lightfoot Fork Road, just over eight miles northwest of downtown Falmouth, Kentucky, this 48± acre property checks many boxes! The sellers are heavily involved in the whitetail industry, and it shows in the way this property hunts. This isn't just a timber tract; it has the ingredients you look for when you're trying to grow and consistently hunt mature deer.

The acreage was recently separated from a larger farm located directly across the road, which is also for sale. The two parcels can be purchased together if someone wants to put the entire farm back together.

A small creek runs along the base of the ridge and provides a natural water source. From there, the Pendleton County property moves through a rich bottom area and into some really nice hardwood timber. The mature trees provide plenty of acorns and natural food, while several cedar groves higher up the property offer thick, secure bedding cover.



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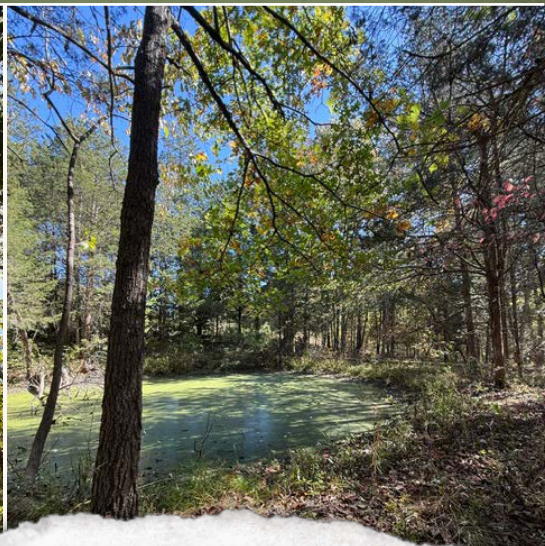
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# MORE ABOUT THE PENDLETON 180

The top of the ridge is where things get really interesting with a large open area that has only been mowed occasionally, leaving waist-high vegetation that provides bedding and additional food. With a little work, this area could also make an excellent food plot.

Several quality tree stands are already in place and will remain with the property. These stands sit in what the current owner considers one of the best hunting areas on the entire farm. Deer moving between bedding and feeding areas routinely pass through this section of the property. There's also a small waterhole just off the stands that gets plenty of wildlife traffic. According to the seller, this area really comes alive during the rut with a high amount of deer activity and chasing. The forest floor around the stands is relatively open, making it easy for deer to move through, creating some excellent opportunities to watch and hunt them. There's some history here: several 150-inch-class whitetails have been harvested from these two stands.

The backside of the property borders several larger farms, which only adds to the overall hunting potential. With neighboring properties providing additional food, cover, and security, deer have plenty of reasons to move through this area.



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# MORE ABOUT THE PENDLETON 180

Access is another big plus. Most of the property is accessible by ATV, and established trails are already in place. Electric and water are available at the road, and while there isn't currently a developed cabin or building site, there's certainly an opportunity for a buyer to create one. Whether you want a simple hunting cabin, a weekend getaway, or a place to eventually build, the possibilities are endless.

From the road, you might not realize what you're getting. There's currently little more than a small pull-off area for parking, but once you get on the property and start looking at the terrain, timber, bedding, water, and deer sign, you quickly understand why this has been such a productive part of the farm.

If you're looking for acreage that is already set up to hunt, has proven whitetail history, established ATV access, mature timber, water, and plenty of room to make the property your own, the Pendleton 48 is worth a serious look. Additional acreage is available.

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



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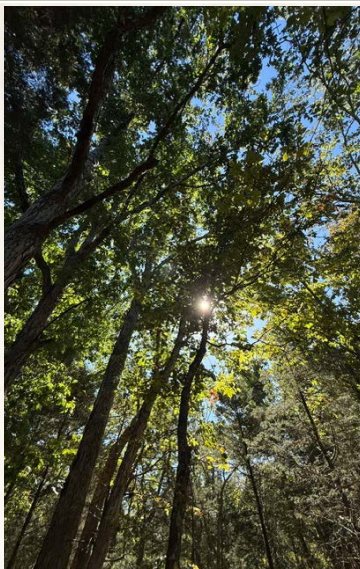
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land id. LINK



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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