SCHRADER
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Farms available as a whole unit or individual farms!

2 Farms
1,083± Acres
Fleming and Bath County, KY

For Sale

Premier Tillable and Pasture Land Offering

- Quality maintenance and stewardship
- Excellent soils
- Abundance of road frontage
- Existing cross fencing, water lines, and buildings
- Great hunting

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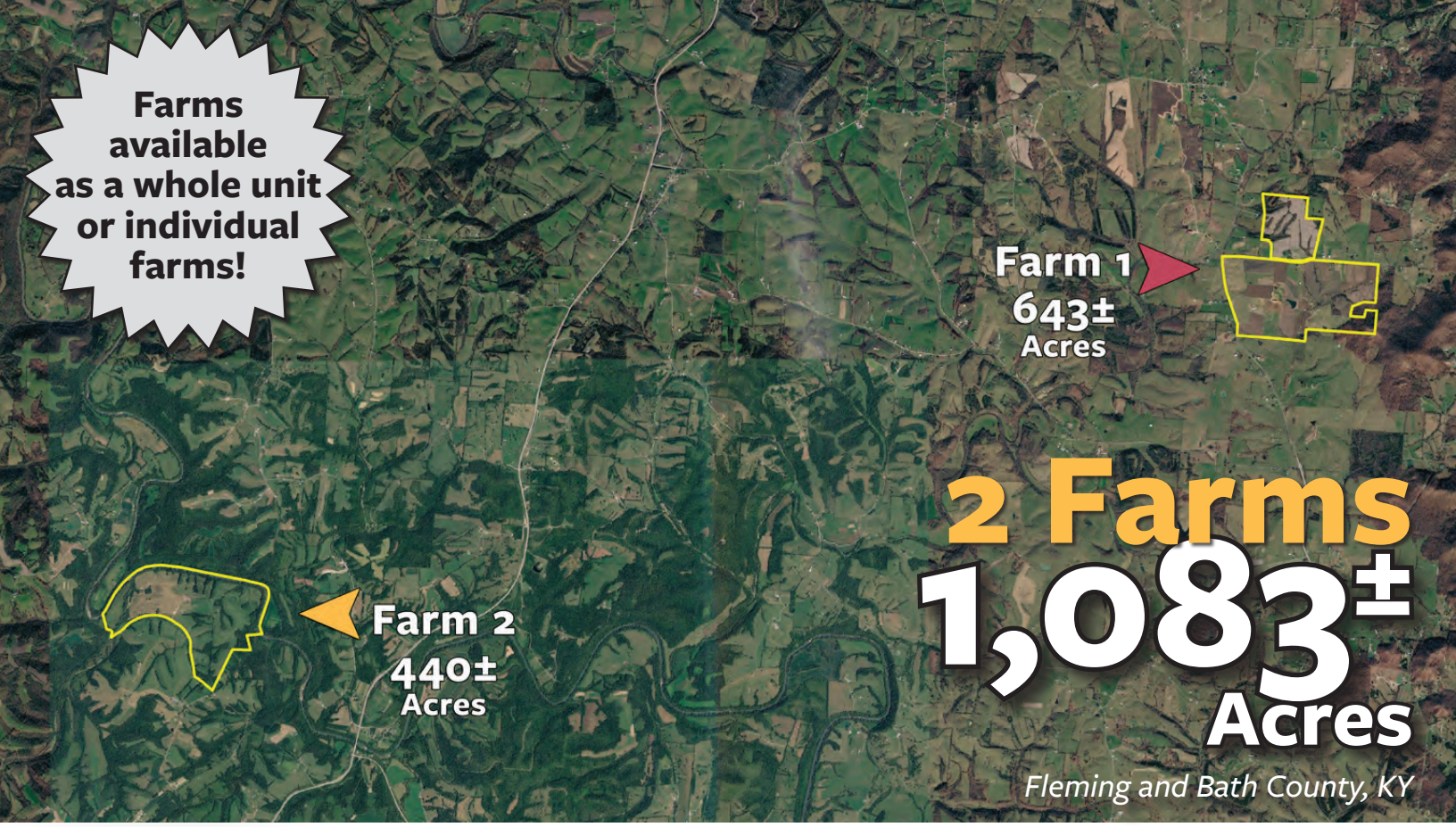

FARM 1

Address: 944 Evans Sisters Rd,
Hillsboro, KY, 41049

Farm 1 Description: 643± acres in **Fleming County**, of which 410± acres is currently in crop production and the balance comprised of mostly pasture (125± acres) with a few buildings. The operation possesses strategic cross fencing into 20 separate pastures each containing its own water source making it ideal for rotational grazing. The cropland has historically been able to achieve a corn yield of 220 bu/acre and a 45 bu/acre bean yield.

From a residential standpoint, the farm contains a 2,224 sq. ft. house, a 1,736 sq. ft. house, and 2,824 sq. ft. house. A lake is located in the center of the property providing for attractive waterfowl habitat and abundance of water for supply to waterers for livestock. Several outbuildings for livestock and machinery are also located on the property.

The east end of the farm contains a small portion of woods, providing for quality deer habitat. The property has historically been leased for hunting on an annual basis.

$8,500/acre

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

COLEY - CC/LS01FB-KY

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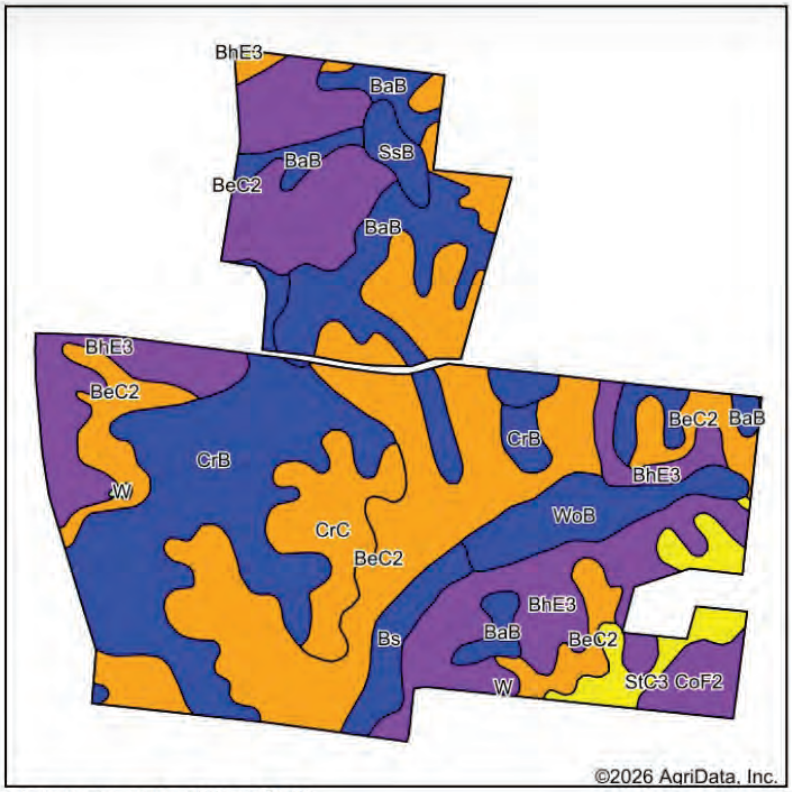
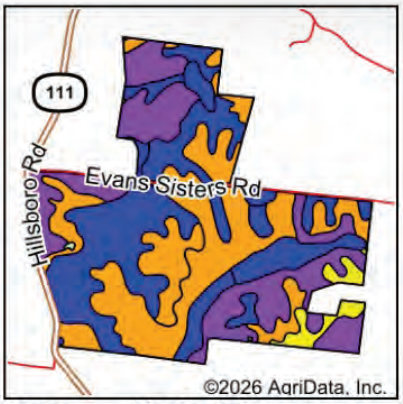


Soils data provided by USDA and NRCS.



State: **Kentucky**
County: **Fleming**
Location: **38° 20' 19.03, -83° 39' 35.02**
Township: **Hillsboro**
Acres: **630.37**
Date: **2/6/2026**

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Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: KY069, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Burley tobacco Lbs	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
BeC2	Beasley silty clay loam, 6 to 12 percent slopes, eroded	189.24	30.1%		IIIe	5	2438	90	4.1	8.6	33	46
BhE3	Beasley-Shrouts complex, rocky, 12 to 30 percent slopes, severely eroded	143.82	22.8%		VIIe					2.9		
CrB	Crider silt loam, 2 to 6 percent slopes	114.69	18.2%		IIe	5.5	3250	143	4.5	9	55	65
BaB	Beasley silt loam, 2 to 6 percent slopes	71.79	11.4%		IIe	5.5	2600	105	4.5	8.6	39	52
CrC	Crider silt loam, 6 to 12 percent slopes	30.42	4.8%		IIIe	5.5	2925	128	4.5	8.6	50	65
WoB	Woolper silt loam, 2 to 6 percent slopes, rarely flooded	25.74	4.1%		IIe	5.5	3088	128	4.5	9	50	59
StC3	Shrouts silty clay, 6 to 12 percent slopes, severely eroded	19.38	3.1%		IVe					3.8		
Bs	Boonesboro silt loam, frequently flooded	14.64	2.3%		IIw	5	2600	113	4.1	8.6	50	52
CoF2	Colyer-Trappist complex, 12 to 55 percent slopes, eroded	12.18	1.9%		VIIe							
SsB	Shrouts silty clay loam, 2 to 6 percent slopes	7.81	1.2%		IIe	3.9	1950	75	3.2	6.7	28	33
W	Water	0.66	0.1%									
			Weighted Average		*-	**3.8**	**1971.1**	**80**	**3.1**	**7**	**30.3**	**38.7**

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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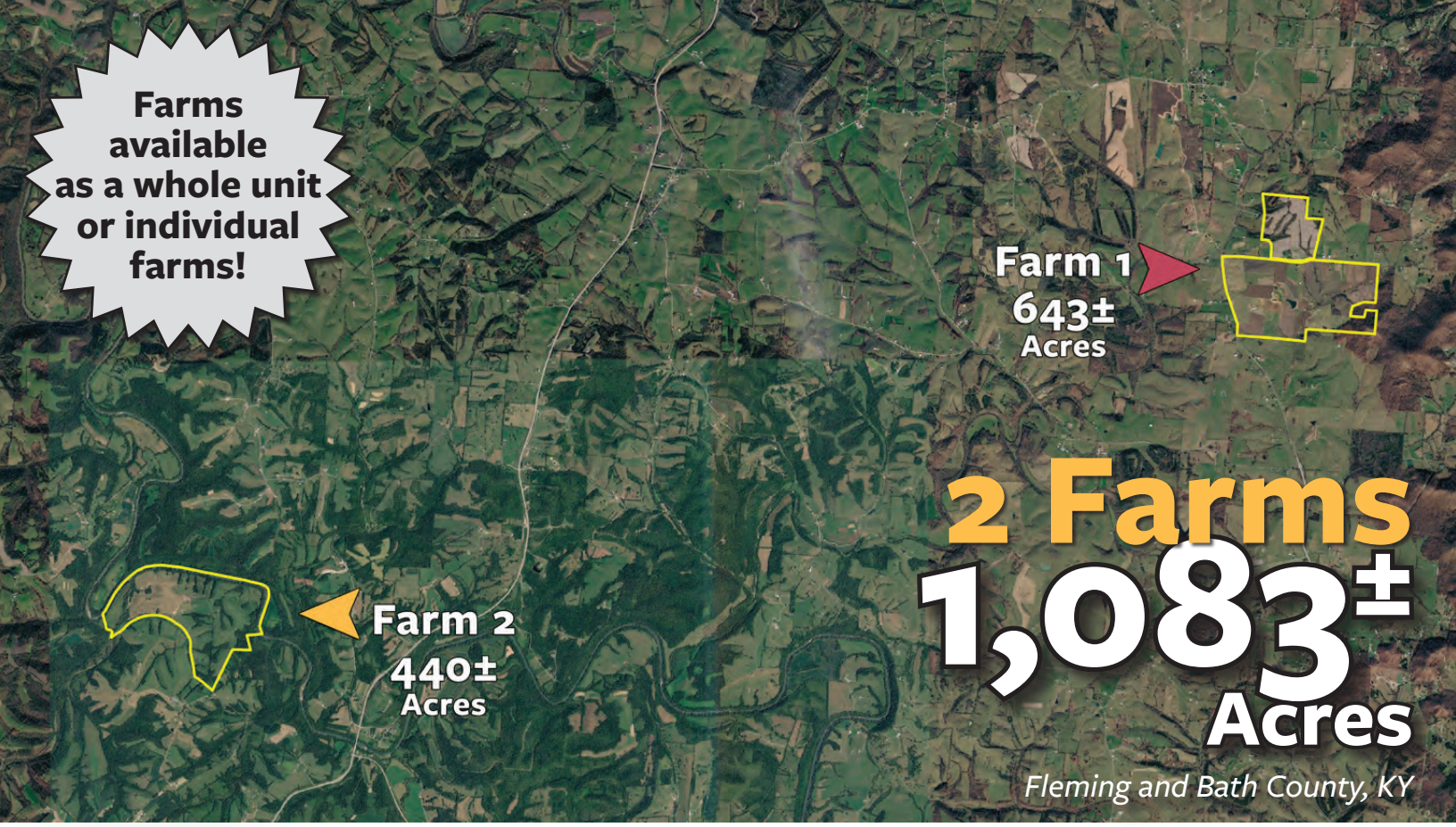
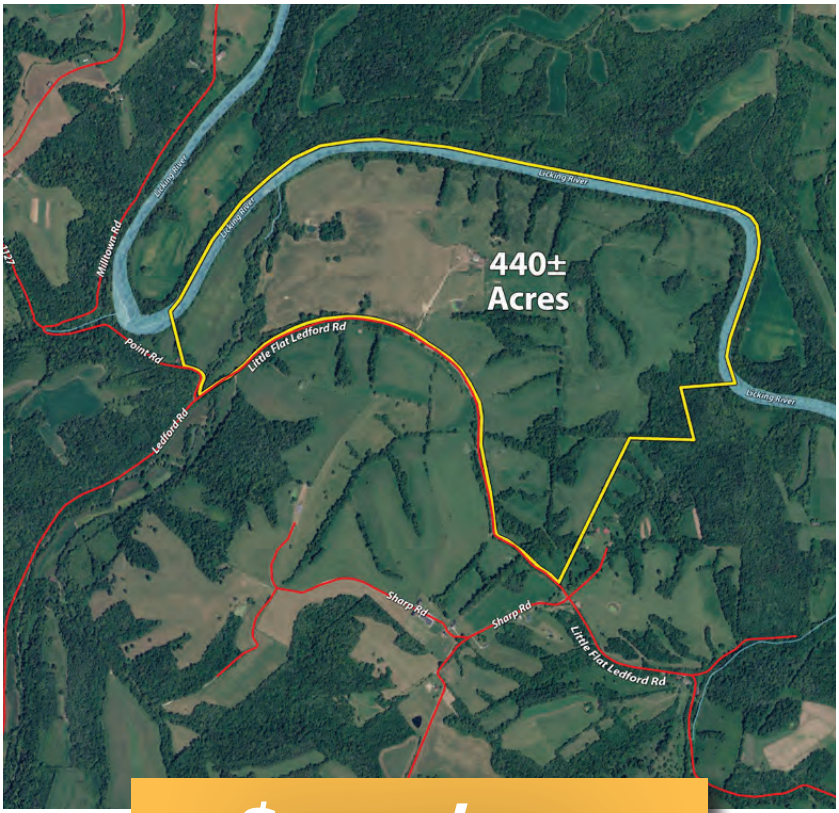


FARM 2

Address: 1517 Sharp Rd, Sharpsburg, KY, 40374

Farm 2 Description: 440± acres in **Bath County**, of which 150± acres are in crop production, 230± in pasture, and the balance in wooded land. This property offers unlimited diversity with it's abundance of access points and over 2 miles of frontage along the Licking River giving it tremendous recreational upside. The farm has tremendous deer and turkey traffic and is leased for hunting annually. Yields have been achieved at 220 bu/acre for corn and 45 bu/acre for beans.

The grass land is strategically cross fenced into 10 separate pastures. The river bottom land in haylage produced 9 bales/acre in the spring of 2026. It is extremely challenging to find a farm that offers this kind of existing cattle infrastructure, quality soils, and recreational appeal with river frontage all in one package!



$7,000/acre

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FARM 2 • **Address:** 1517 Sharp Rd, Sharpsburg, KY, 40374 • BATH COUNTY

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Soils data provided by USDA and NRCS.

State:	Kentucky
County:	Bath
Location:	38° 17' 42.78, -83° 49' 59.94
Township:	Sharpsburg
Acres:	475.36
Date:	2/24/2026

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Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

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Area Symbol: KY011, Soil Area Version: 25
Area Symbol: KY069, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Burley tobacco Lbs	Burley tobacco	Corn Bu	Corn	Pasture AUM	Pasture	Soybeans Bu	Soybeans	Winter wheat Bu	Winter wheat
EeE2	Eden-Lowell complex, 20 to 40 percent slopes, eroded	123.20	25.9%		VIe						5.7					
AgB	Allegheny-Cotaco loams, 2 to 6 percent slopes	80.53	16.9%		IIe	5.5	3250		128		9		47		62	
AlD2	Allegheny loam, 12 to 20 percent slopes, eroded	76.51	16.1%		IVe	5.5	3088		113		8.6		39		52	
AgC	Allegheny-Cotaco loams, 6 to 12 percent slopes	63.12	13.3%		IIIe	5.5	3250		120		8.6		44		55	
NoA	Nolin silt loam, 0 to 4 percent slopes, frequently flooded	44.84	9.4%		IIw	5.5	3250		150		9.5		55		62	
EdD2	Eden silty clay loam, 6 to 20 percent slopes, eroded	21.83	4.6%		IVe	4.4	1950		83		5.7		28		29	
W	Water	19.56	4.1%													
W	Water	18.39	3.9%													
CoB	Cotaco loam, 2 to 6 percent slopes	8.81	1.9%		IIe		2925		113		8.6		44		49	
GrA	Grigsby fine sandy loam, 0 to 4 percent slopes, frequently flooded	5.50	1.2%		IIw	5.5	2600		143		9		50		65	
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	3.88	0.8%		IIe	5.2	3088		128		9		44		55	
NhB	Nicholson silt loam, 2 to 6 percent slopes	2.40	0.5%		IIe		2925		128		8.6		50		55	
uLfD	Lowell-Faywood silt loams, 12 to 20 percent slopes	1.89	0.4%		IVe	4.7	2600		105		8.6				48	
BwA	Boonewood silt loam, 0 to 4 percent slopes, frequently flooded	1.83	0.4%		IIw		2600		113		8.6		50		52	
LwC	Lowell-Woolper complex, 6 to 12 percent slopes	1.56	0.3%		IIIe	5.5	2763		120		8.6		41		52	
ErB	Elk silt loam, 2 to 6 percent slopes, rarely flooded	0.94	0.2%		IIe	5.5	3250		143		9		50		62	
EfE2	Eden flaggy silty clay loam, 20 to 35 percent slopes, eroded	0.48	0.1%		VIe						5.7					
MgC	Monongahela loam, 6 to 12 percent slopes	0.08	0.0%		IIIe		2113		105		6.7		41		52	
			Weighted Average		*-	3.4	2035.7	*-	80.8	*-	7.2	*-	29	*-	36.4	*-

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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