

"Kanati Ranch" - A Deer Hunter's Dream
0 Hwy 865
Eubank, KY 42567

\$254,750
39± Acres
Pulaski County



"Kanati Ranch" - A Deer Hunter's Dream Eubank, KY / Pulaski County

SUMMARY

Address

0 Hwy 865

City, State Zip

Eubank, KY 42567

County

Pulaski County

Type

Hunting Land, Farms, Recreational Land

Latitude / Longitude

37.287624 / -84.55905

Taxes (Annually)

\$579

Acreage

39

Price

\$254,750

Property Website

<https://www.mossyoakproperties.com/property/-kanati-ranch-a-deer-hunter-s-dream-pulaski-kentucky/114409/>



"Kanati Ranch" - A Deer Hunter's Dream Eubank, KY / Pulaski County

PROPERTY DESCRIPTION

Welcome to "*Kanati Ranch*"

Located near the northern border of **Pulaski County** in the quiet community of **Eubank, Kentucky**, Kanati Ranch offers **approximately 39 acres** of highly managed whitetail habitat in one of **Kentucky's top recognized counties for quality deer hunting**.

This is not a property that was simply hunted year after year. It has been **intentionally managed and improved** with the goal of attracting, holding, and growing **mature whitetails**. Through **habitat improvement**, strategically placed **food plots**, limited hunting pressure, and careful stewardship, the current owners have developed a property that offers a level of hunting opportunity **rarely found** on a tract of this size.

The results speak for themselves. During the sellers' ownership, the property has produced regular encounters and **trail-camera history** with mature bucks throughout the season, including **multiple 150"+ class deer and a remarkable 190" whitetail harvested in 2023**. From pre-rut through the late season, the property has demonstrated its ability to hold quality deer and provide consistent hunting opportunities.

The owners thoughtfully named the property "**Kanati Ranch**," after the Cherokee word Kanati, meaning "**Guardian of the Hunt**." The name reflects the respect for the land, wildlife, and the hunting heritage that has shaped the property during their ownership.

For the next owner, much of the work has already been done. **Established food plots, ladder stands installed, and trail cameras** running 24/7 provide a **ready-to-hunt** setup, while the mixture of open ground, timber, and surrounding habitat creates multiple opportunities to continue improving and managing the property for years to come.

Adding to the property is an approximate **14' x 40' insulated cabin with an attached enclosed storage area**, providing a comfortable base camp for weekend hunting trips and time spent on the land. The cabin includes a **kitchen area with a sink, bar area, refrigerator, microwave, television, portable air-conditioning unit, and a fully functioning bathroom including a sink, shower, and toilet**.

Access is another **major advantage**. A private **gated entrance** provides security and privacy, while **paved road frontage surrounding much of the property** makes the acreage **exceptionally accessible**.

Property Highlights

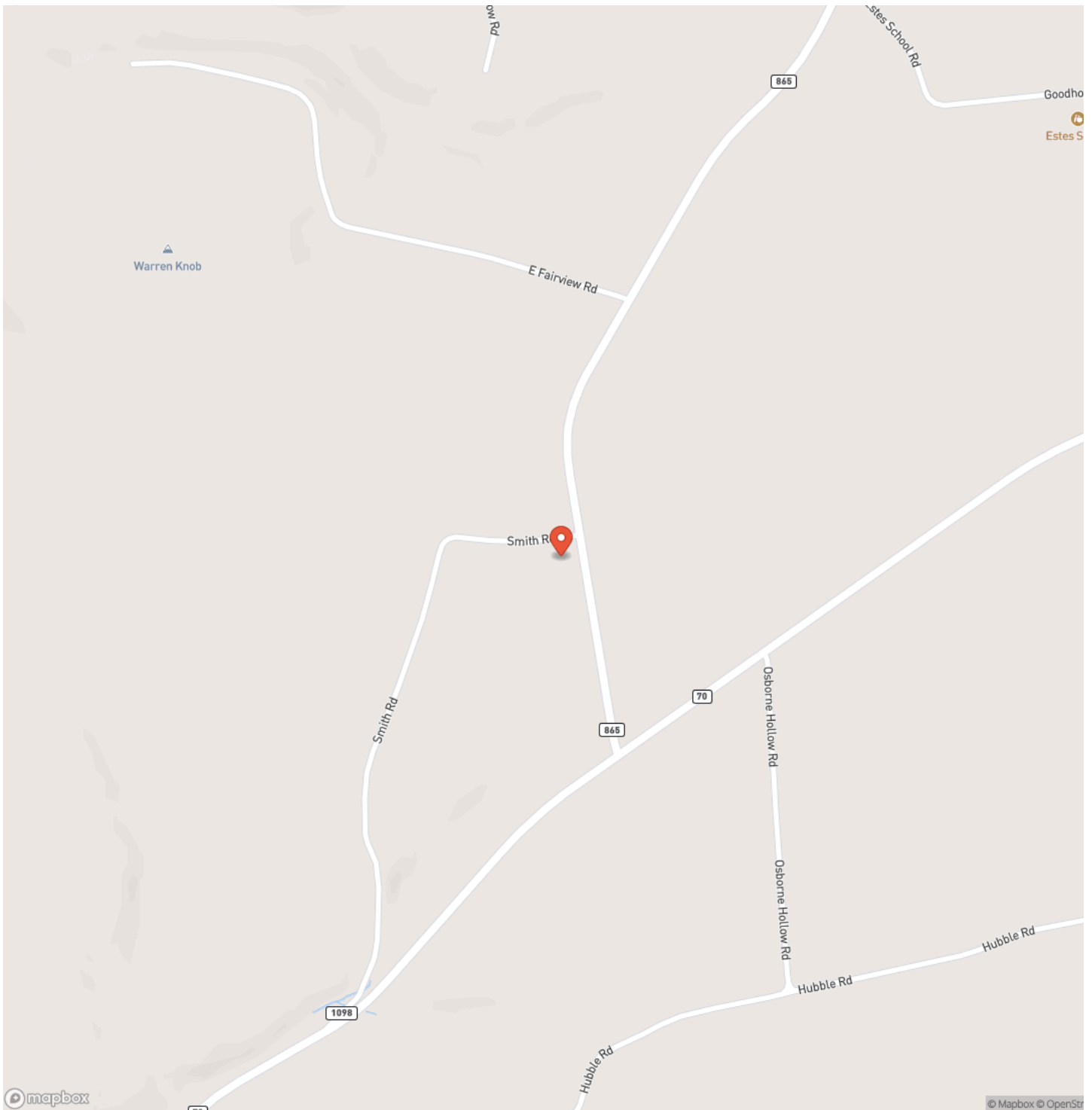
- 39 +/- acres
- Located in Pulaski County, Kentucky
- Private gated entrance
- Paved road frontage along the majority of the property
- Mixture of timber, open ground, and tillable acreage with established food plots
- Two interior food plots and one exterior food plot
- ladder stands
- History of mature whitetails throughout the hunting season
- Multiple 150"+ class bucks documented during the sellers' ownership
- 190" whitetail harvested in 2023
- Approximately 14' x 40' insulated cabin with attached enclosed storage
- Kitchen area with sink and bar
- Refrigerator, microwave, and television
- Portable air-conditioning unit
- **Water** through **Southeastern Water Association**
- **Electric connected**
- **Septic system installed**
- Seller-owned property and mineral rights transfer at closing

Kanati Ranch represents more than just hunting ground. It is a property that has been deliberately developed, managed, and cared for with mature whitetails in mind. For the hunter looking for a proven Kentucky property where years of management have already laid the foundation, this is an opportunity to step into an established hunting property and carry that stewardship forward for generations to come.

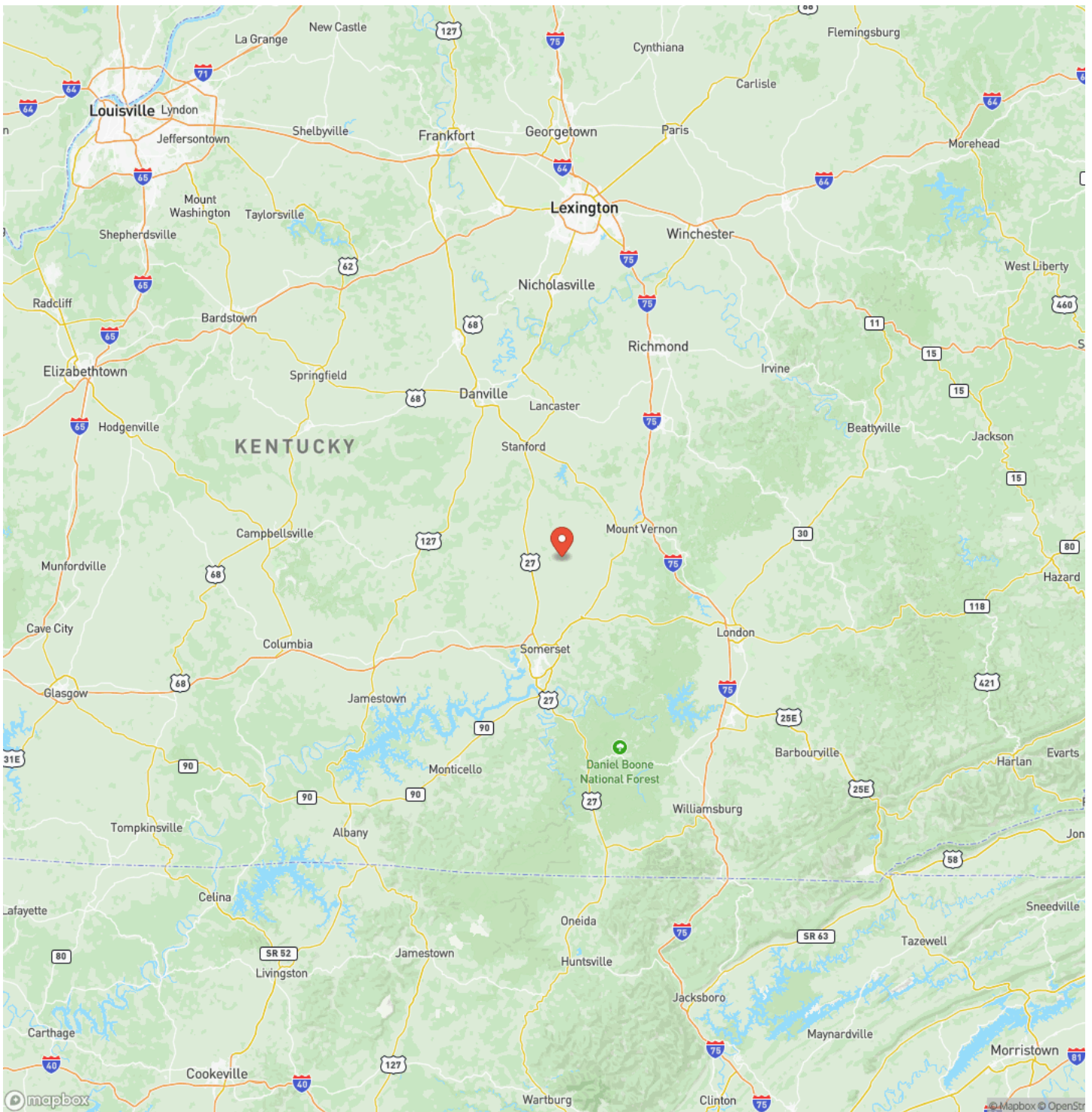
"Kanati Ranch" - A Deer Hunter's Dream
Eubank, KY / Pulaski County



Locator Map



Locator Map



Satellite Map



"Kanati Ranch" - A Deer Hunter's Dream

Eubank, KY / Pulaski County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cameron Claunch

Mobile

(606) 425-1080

Office

(270) 524-1980

Email

cclaunch@mossyoakproperties.com

Address

819 Main Street

City / State / Zip

Munfordville, KY 42765

NOTES

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<https://mossyoakproperties.com/>

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Mossy Oak Properties Hart Realty
Post Office Box 456
Munfordville, KY 42765
(270) 524-1980
<https://mossyOakproperties.com/>

