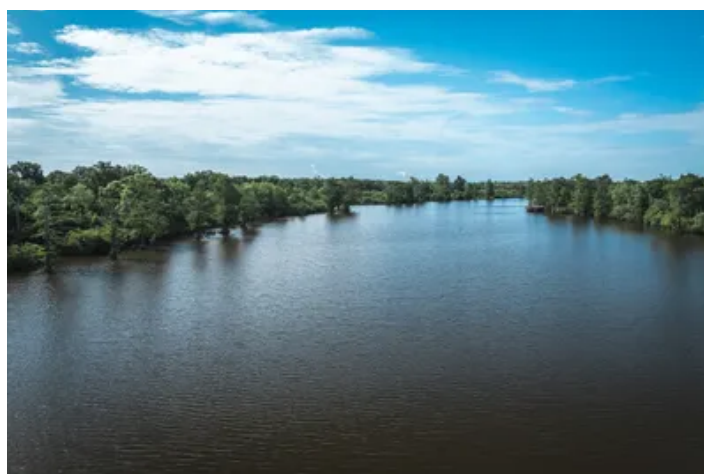


Prime Ballard County, KY Waterfowl Farm next to Swan
Lake Refuge
Prairie Lake Rd
Wickliffe, KY 42087

\$1,250,000
70.500± Acres
Ballard County



Prime Ballard County, KY Waterfowl Farm next to Swan Lake Refuge
Wickliffe, KY / Ballard County

SUMMARY

Address

Prairie Lake Rd

City, State Zip

Wickliffe, KY 42087

County

Ballard County

Type

Hunting Land, Recreational Land

Latitude / Longitude

37.013939 / -89.107767

Acreage

70.500

Price

\$1,250,000

Property Website

<https://livingthedreamland.com/property/prime-ballard-county-ky-waterfowl-farm-next-to-swan-lake-refuge-ballard-kentucky/86233/>



Prime Ballard County, KY Waterfowl Farm next to Swan Lake Refuge Wickliffe, KY / Ballard County

PROPERTY DESCRIPTION

70± Acres of Premier Waterfowl Hunting Ground – Ballard County, KY

Nestled at the confluence of the Mississippi and Ohio Rivers, this 70± acre property offers a rare opportunity to own a slice of one of Kentucky's most coveted waterfowl destinations. Bordering the Boatwright WMA refuge Swan Lake in Ballard County, this tract sits in the heart of the Mississippi Flyway — a hotspot for migrating ducks and geese.

Strategically positioned in the direct flight path of waterfowl headed to the refuge, this property is flanked by tens of thousands of wintering birds each season. It features private ownership of sections of three oxbow lakes – including the southern tip of Prairie Lake, the northern portion of Hunters Pond, and a small section of Swan Lake – offering unparalleled access to natural water sources and waterfowl habitat.

Key features include:

- Levee field with strategically placed pits and blinds, ready for hunting
- Power on-site with a pump system allowing controlled flooding from the lake
- Gated entry ensuring privacy and security
- Rich natural habitat with an established history of heavy migratory bird traffic

Whether you're a serious waterfowler looking to hunt a legendary flyway or an investor seeking a unique recreational tract with tremendous habitat value, this farm delivers.

This is more than land — it's a front-row seat to one of nature's greatest migrations.



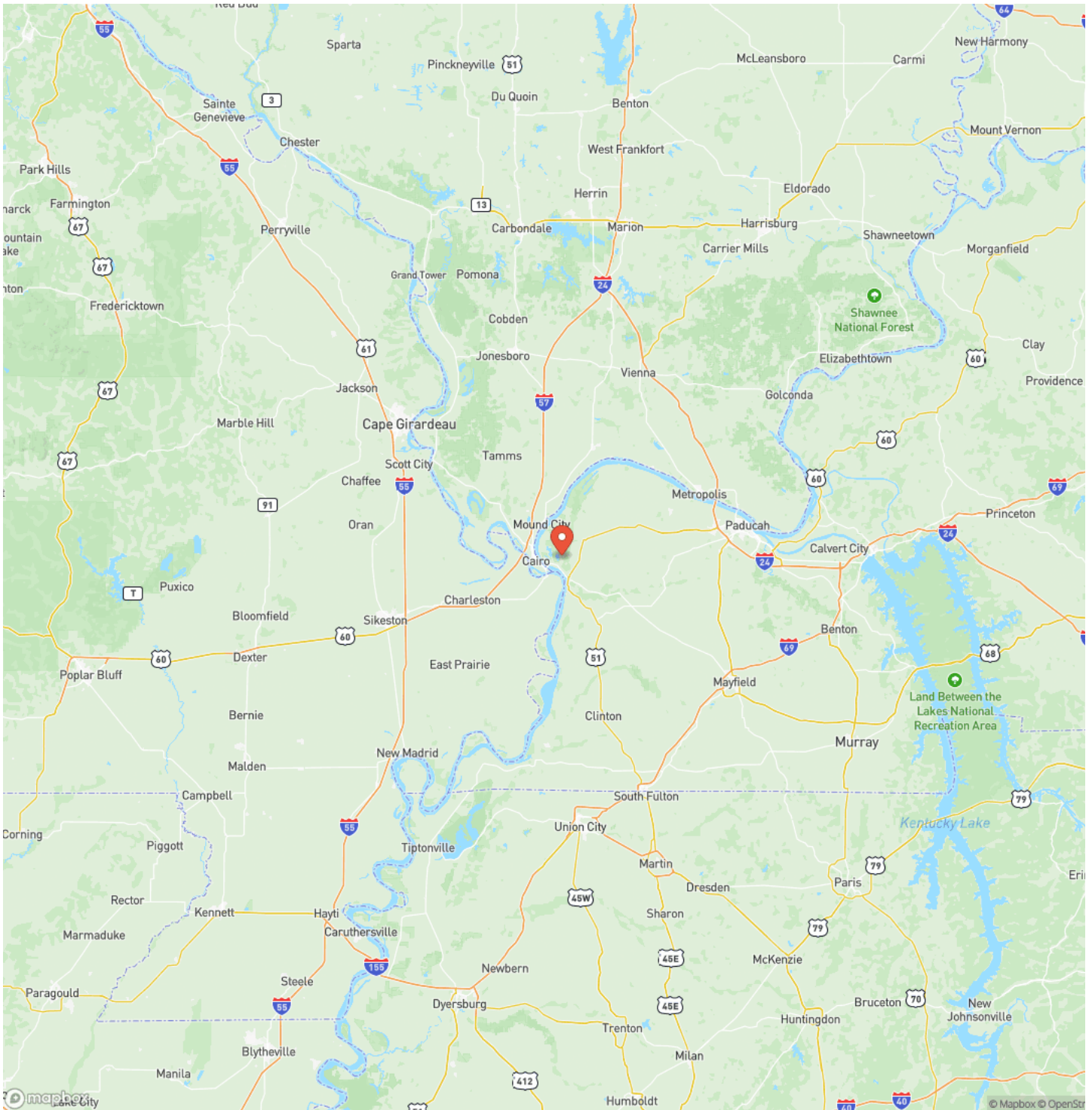
Prime Ballard County, KY Waterfowl Farm next to Swan Lake Refuge
Wickliffe, KY / Ballard County



Locator Map



Locator Map



Satellite Map



**Prime Ballard County, KY Waterfowl Farm next to Swan Lake Refuge
Wickliffe, KY / Ballard County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Kenneth Burgess

Mobile

(270) 705-3760

Office

(855) 289-3478

Email

kennethburgess1985@gmail.com

Address

6485 N Service Rd

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

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