

Laurel Creek Timber Property
0 Laurel Creek Rd.
Vanceburg, KY 41179

\$300,000
187± Acres
Lewis County



Laurel Creek Timber Property
Vanceburg, KY / Lewis County

SUMMARY

Address

0 Laurel Creek Rd.

City, State Zip

Vanceburg, KY 41179

County

Lewis County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

38.3431 / -83.3464

Acreage

187

Price

\$300,000

Property Website

<https://arrowheadlandcompany.com/property/laurel-creek-timber-property-lewis-kentucky/55009/>



PROPERTY DESCRIPTION

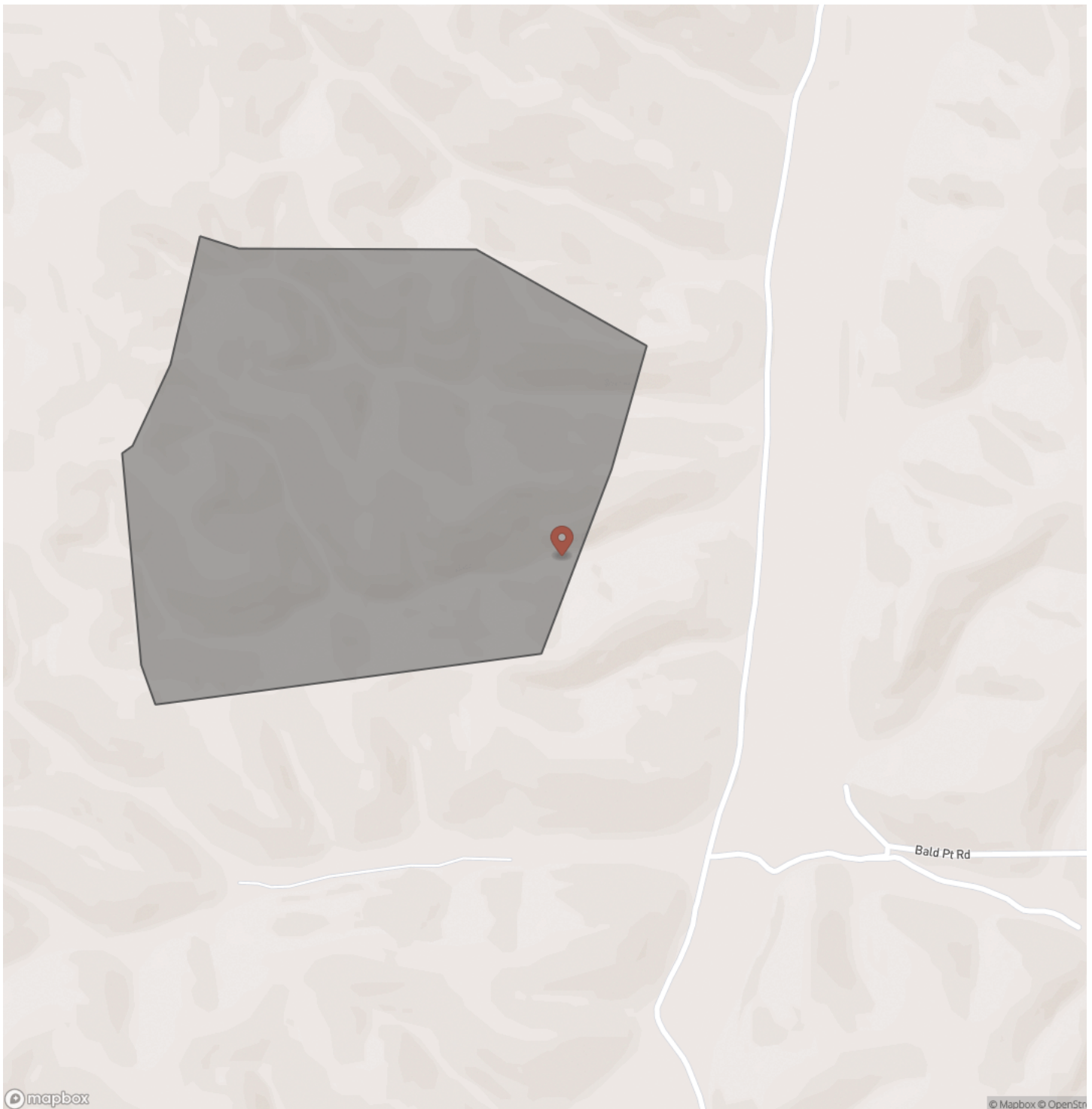
This timber property provides both recreational opportunities and a timberland investment. The property consists primarily of hardwood timber, with some marketable timber available. There is a nice, smooth bottom blue line stream running through the property, providing an abundant water source for wildlife. A well-maintained road runs through the property, shared with neighboring properties. It is located in one of Kentucky's top trophy whitetail hunting counties. The property is just minutes away from the Daniel Boone National Forest, which offers thousands of additional acres for hunting and recreation. Please note that this property has not been surveyed, and the map provided is for general reference only; actual boundaries can vary significantly. The seller has ordered a survey, and it is recommended that it be completed prior to transfer. For more information or to schedule a showing, please contact Isaac Singer at [606-748-6458](tel:606-748-6458).



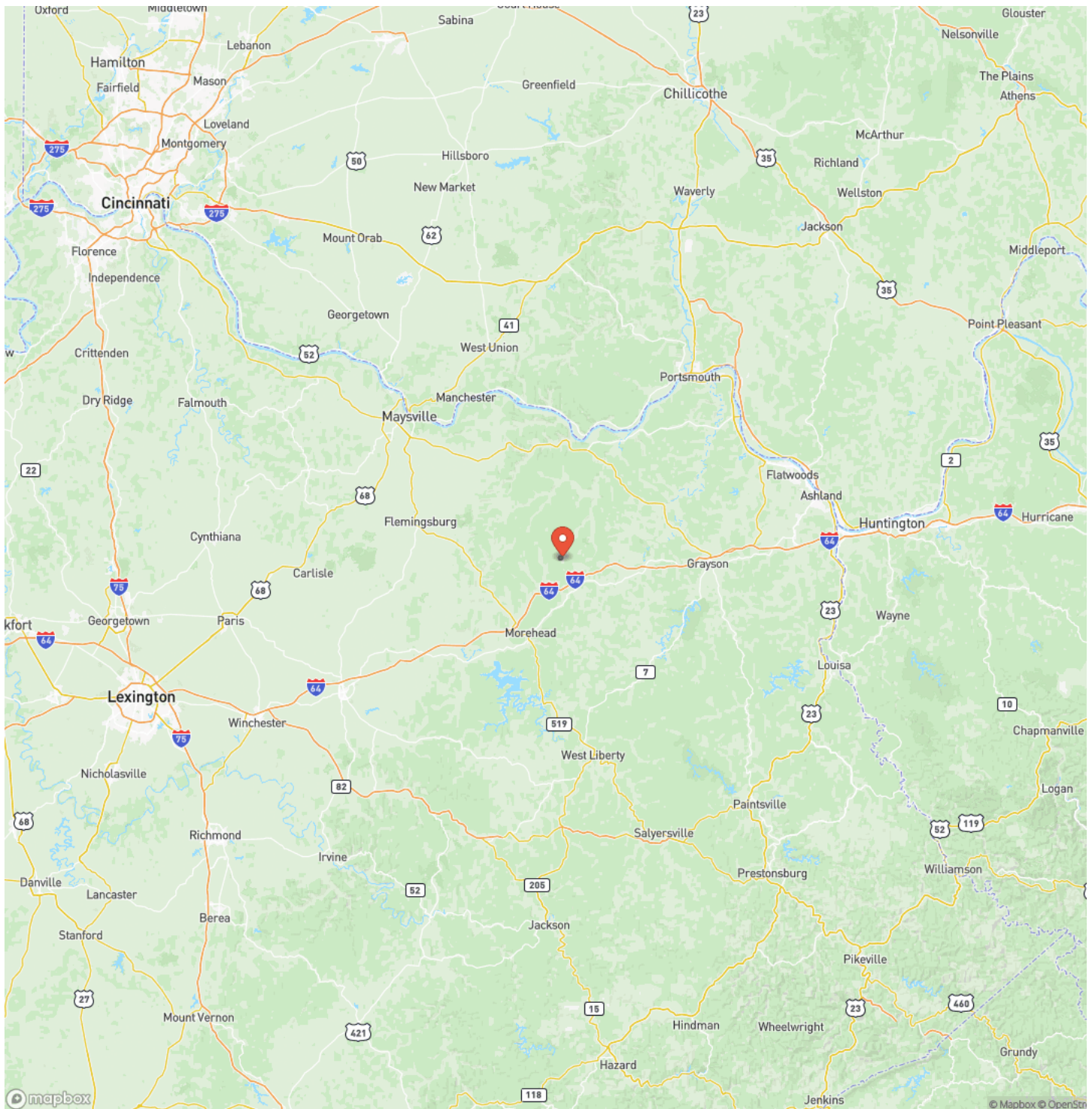
Laurel Creek Timber Property
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Locator Map



Locator Map



Satellite Map



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.



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.



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