

Ceralvo Lane  
0000 Ceralvo Lane  
Centertown, KY 42328

**\$40,199**  
5.9± Acres  
Ohio County



**Ceralvo Lane  
Centertown, KY / Ohio County**

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**SUMMARY**

**Address**

0000 Ceralvo Lane

**City, State Zip**

Centertown, KY 42328

**County**

Ohio County

**Type**

Undeveloped Land, Lot, Recreational Land

**Latitude / Longitude**

37.366225 / -87.030634

**Acreage**

5.9

**Price**

\$40,199



**PROPERTY DESCRIPTION**

**Motivated SELLER!**

This wooded lot is the Perfect building location close to Kentucky's Green River in the historical Ceralvo Community. Located only a few miles from the county seat of Hartford in Ohio County where you will find many of the services you will need. This lot is close to some of the best hunting and fishing in western Kentucky so why not consider building a cabin with close access to hunting, fishing, and other outdoor activities such as birding, biking or kayaking small lakes or a river. If you like to fish there is a boat ramp only minutes away in Rockport where you can launch your boat into Green River. This section of Green River is very productive for large channel, blue, and flathead catfish plus depending on water conditions you will also be able to catch largemouth bass, spotted bass, crappie and sauger throughout the year or just enjoy boating, canoeing or kayaking on this historic river.

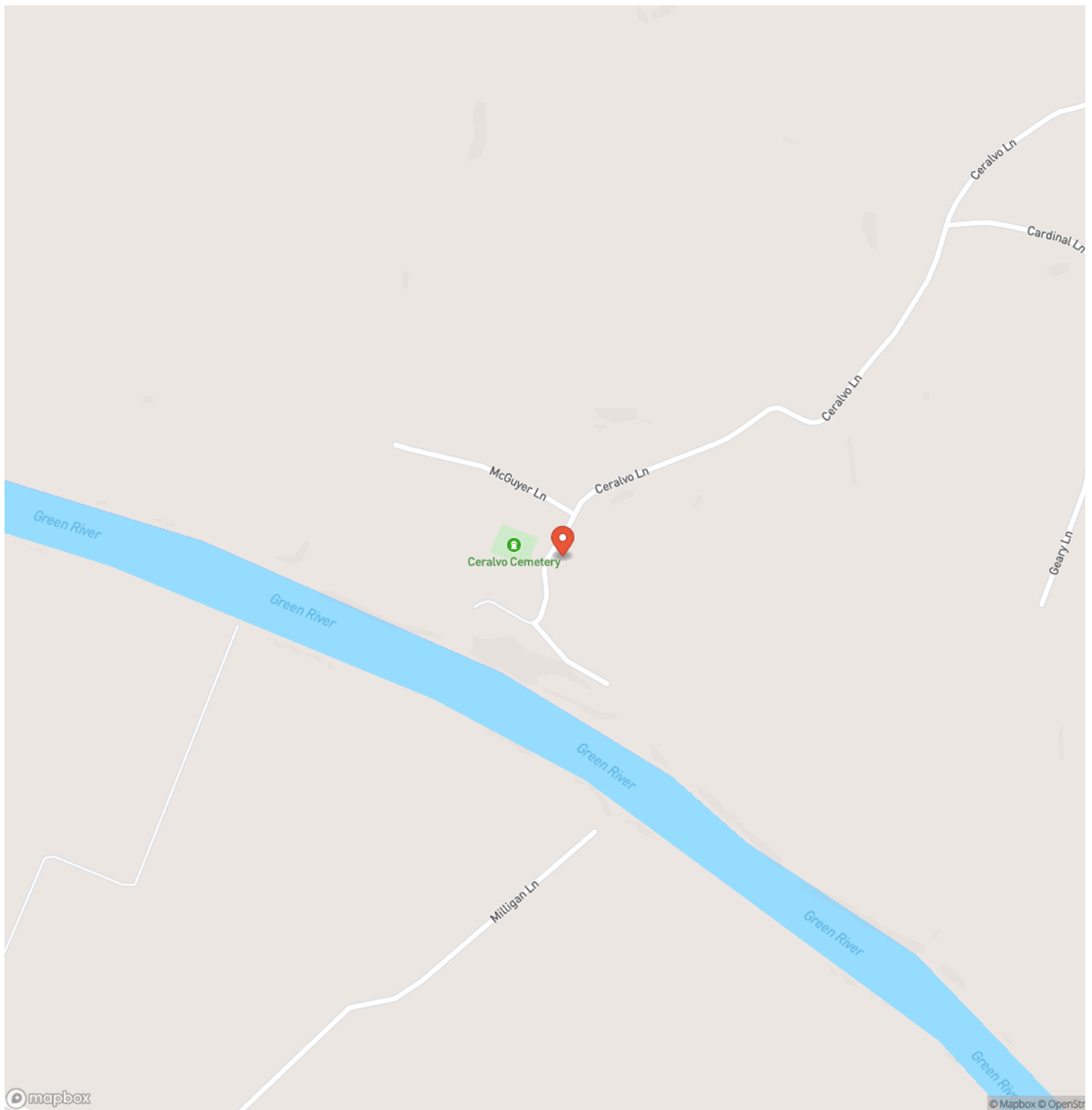
If you enjoy hunting and other outdoor activities, you are only minutes away from Peabody Wildlife Management Area. This WMA is a series of tracts totalling over 40,500 acres in Ohio and neighboring Muhlenberg Counties. This lot is only minutes from the McHenry, Centertown, and Ken Mine Tracts. In addition to hunting, Peabody WMA provides access to over 40 lakes of various sizes that provide fishing for bass, bluegill, and crappie all of which are perfect kayak fishing lakes.

The lot is straight across the road from the old Ceralvo Church. County water and electricity is located along the adjacent county road. Since the property has not been surveyed for a number of years it is being sold by the boundary with a deed that calls for 5.9 acres M/L (more or less).

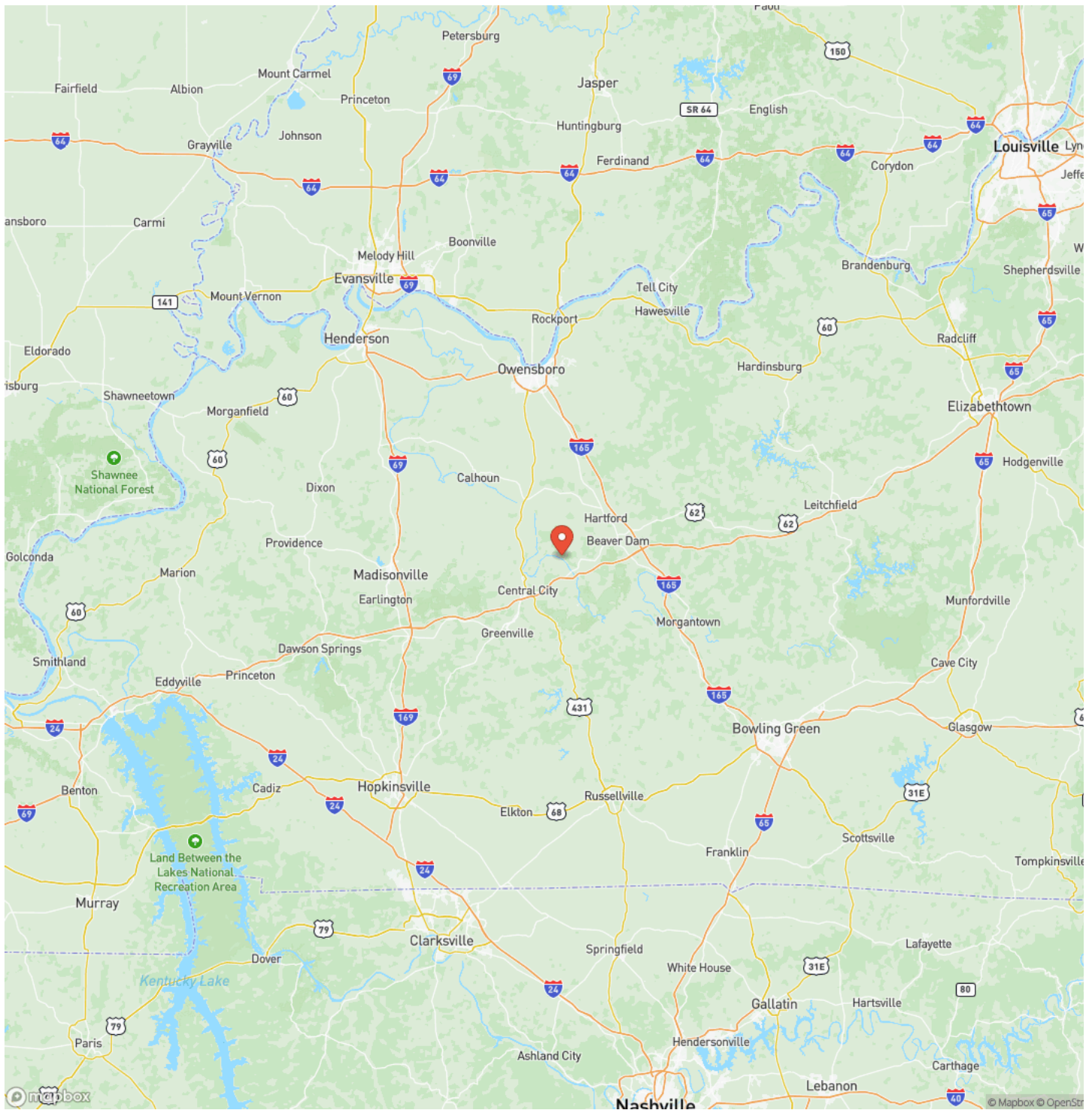
Ceralvo Lane  
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## Locator Map



# Locator Map



## Satellite Map







## **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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