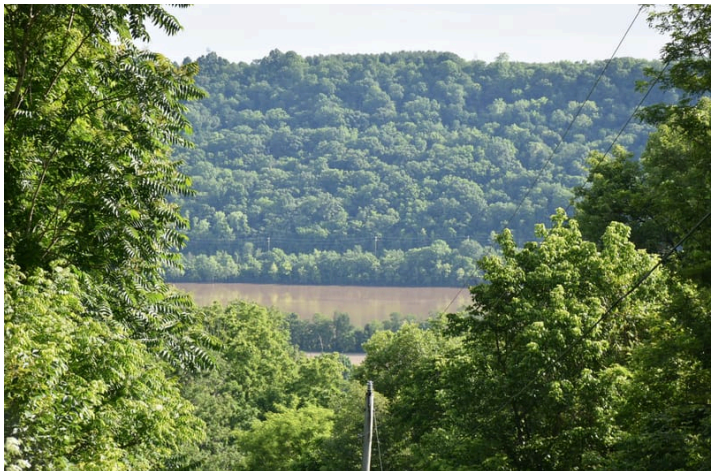
Ohio River Overlook
3468 Mary Ingles Hwy
Dover, KY 41034-9680

$781,900
159.4± Acres
Mason County







MORE INFO ONLINE:

https://mossyoakproperties.com/

SUMMARY

Address
3468 Mary Ingles Hwy

City, State Zip
Dover, KY 41034-9680

County
Mason County

Type
Hunting Land, Recreational Land, Timberland, Undeveloped Land, Residential Property

Latitude / Longitude
38.746452 / -83.863988

Dwelling Square Feet
1,700

Bedrooms / Bathrooms
2 / 2

Acreage
159.4

Price
$781,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Walk out in the back yard every morning and take a look at the Ohio River. Here is the perfect property for your own "back in the woods home", recreational get away, hunting land, you name it and this 159 acres has it all. All within a few minutes of the historic city of Maysville, KY which is located on the Ohio River. Utilities are already on site including county water and electricity.

The property has good stands of timber comprised of beech, sugar maple, white oak, red oak and other species. The top of the hill where the house is located is open ground and could be coverted into foodplots or a small farming operation with gardens and/or small livestock operation. There is a pond close to the house that is stocked with fish. There are several large cypress trees growing around the pond which is very unique for this part of Kentucky.

The house could be increased into more living area or you could continue maintaining the open garage as a work or stoarge area.

Wildlife and vegetation

The home on the Ohio River Overlook is nearly 0.5 miles from the highway, providing residents and wildlife alike a natural sanctuary. If you are a birder, there are dozens of species of birds living in the woodlands around the home with deer, turkey and other wildlife. The woodlands provide a lush environment for a wide range of native plants that you can enjoy on hikes around the house.

Current and potential use

The Ohio River Overlook is being presented as both undeveloped land and a home site. In any case, the property supports a variety of local species, offering exceptional opportunities for wildlife observation and hunting. The property's vegetation contributes to its natural beauty as well as providing a unique home site. The new owners will be able to update the current home or build a new one. With a boat ramp located only 1.5 miles from the property on the Ohio River or historic downtown Maysville only 8 miles away you might consider this property as an investment in developing weekend rental(s), or maybe an Airbnb! There are numerous locations to develop hiking and/or ATV trails to access the property. The Forest on site is diverse and could be used for any number of forest income sources. The listing agent for this property is a forest owner and a Certified Tree Farmer so talk to him about ideas on forest mangement and/or potential income from this property's woodlands! Whether you envision a private hunting preserve, a family recreational retreat, or a long-term timber investment, this property offers the flexibility to realize those dreams.

The property also has over 900 feet of road frontage on Lees Creek Road which is found on the west side of the property and near the historic Dover Covered Bridge. Gives us a call on this property to schedule a visit!





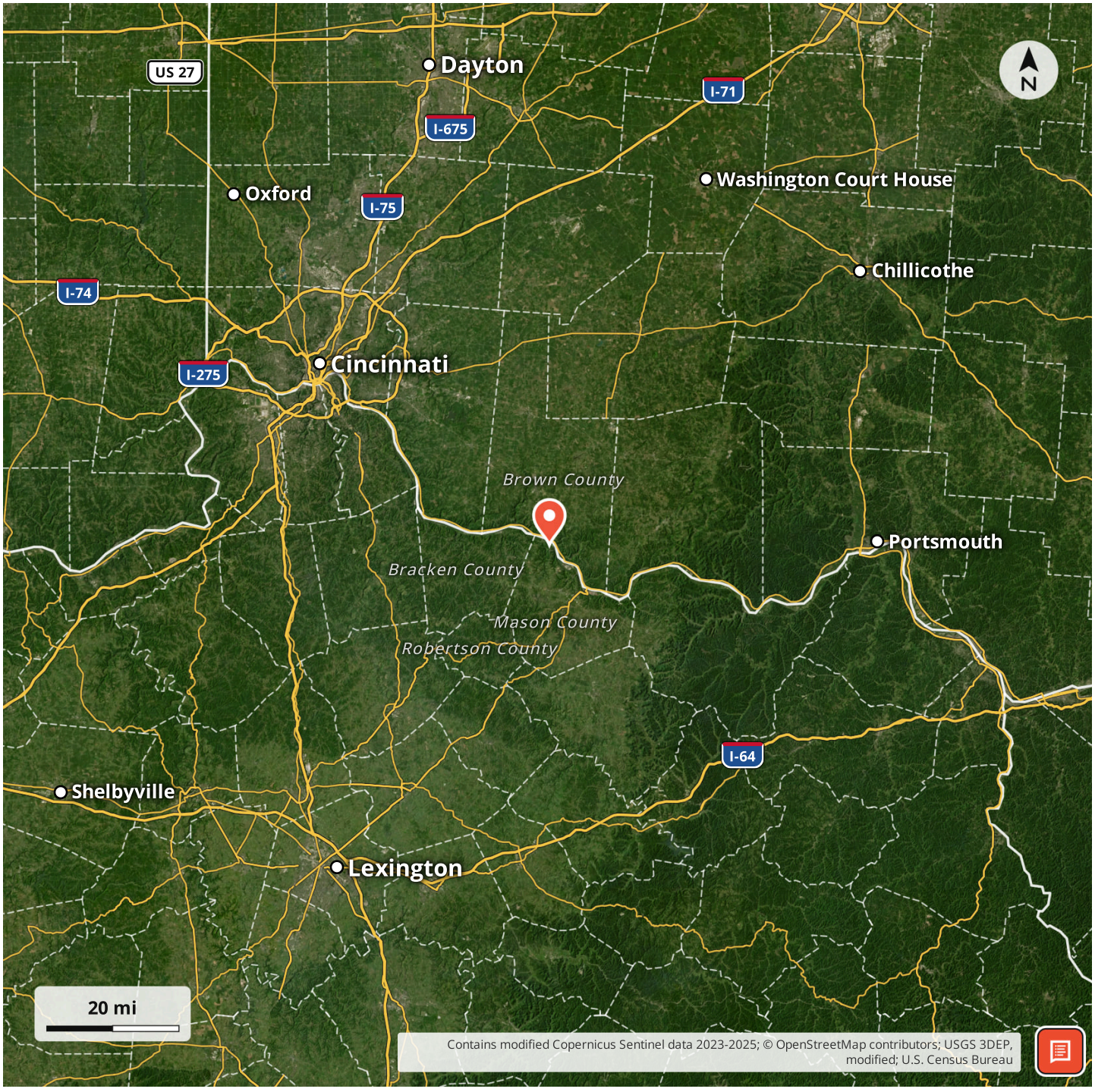




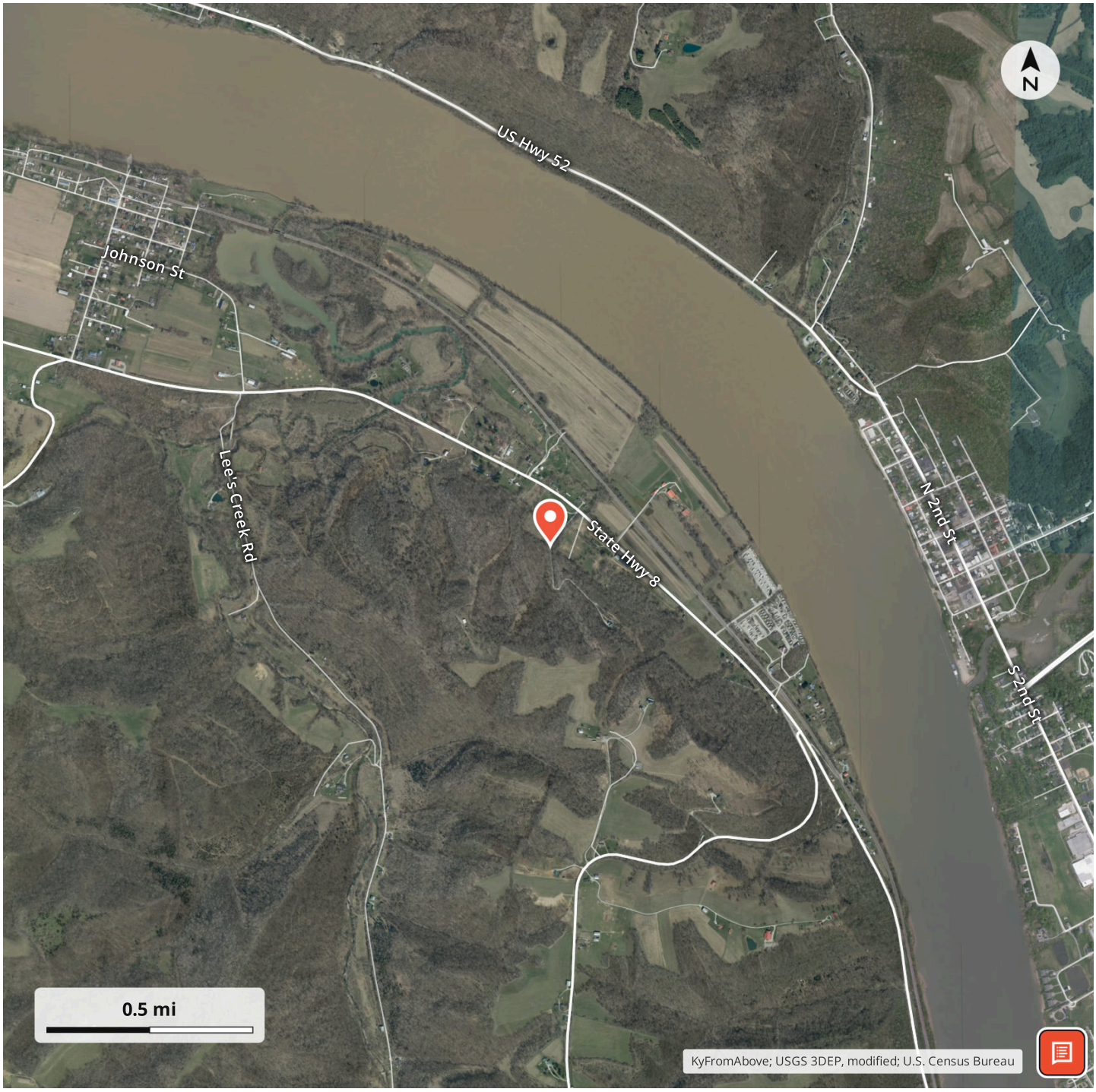




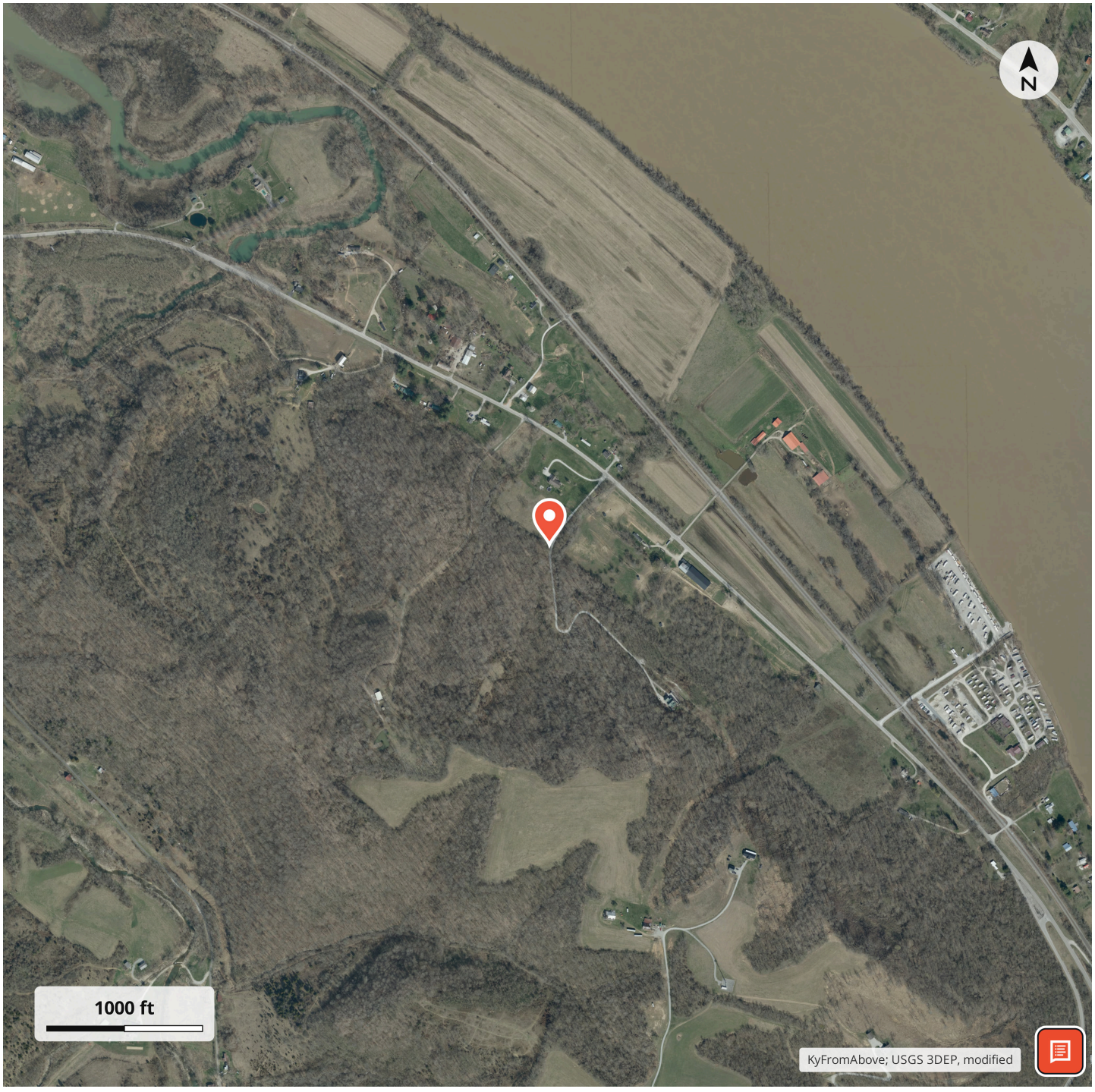
Regional Map



Locator Map


US Hwy 52
Johnson St
Lee's Creek Rd
State Hwy 8
N 2nd St
S 2nd St
N
0.5 mi
KyFromAbove; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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City / State / Zip
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NOTES

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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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