

Drip Spring
0000 South Fork School House Road
Irvine, KY 40336

\$363,000
220± Acres
Estill County



Drip Spring
Irvine, KY / Estill County

SUMMARY

Address

0000 South Fork School House Road

City, State Zip

Irvine, KY 40336

County

Estill County

Type

Recreational Land, Hunting Land, Timberland, Undeveloped Land

Latitude / Longitude

37.56098 / -83.93628

Acreage

220

Price

\$363,000



Drip Spring Irvine, KY / Estill County

PROPERTY DESCRIPTION

One of the top foresters in Kentucky said, "because of its future potential for production this is the perfect tree farm". With around 400,000 board feet of lumber currently on the property and with an annual growth rate of 10% per year, your assets will continue growing with this farm, just let the trees do the work! Known as Drip Spring Farm a majority of the property is in Estill County with a small amount extending into neighboring Jackson County. If you are a hunter, this land is within the state's black bear zone, ruffed grouse zone and neighboring Jackson County is a border county for Kentucky's Elk Zone. Although not directly in the elk zone, you would be able to harvest an elk with appropriate tags during seasons without going through the quota process.

The property could be enhanced for all species of wildlife particularly ruffed grouse, woodcock, deer, and elk with only minimal forest management. Talk to the listing agent who is also a Certified Wildlife Biologist with extensive experience in this part of Kentucky.

Access to the property is by way of East Marcum Road and South Fork Schoolhouse Road which are in good condition however since no one lives on this farm, the county has not maintained the road as it should and the last 0.6 miles would require a high profile 4X4 vehicle. Talks are underway with the county at this time to repair two large mudholes on the road which would make the property accessible. Once you reach the property there are several ATV trails to follow, one is suitable for driving a truck in the roadbed.

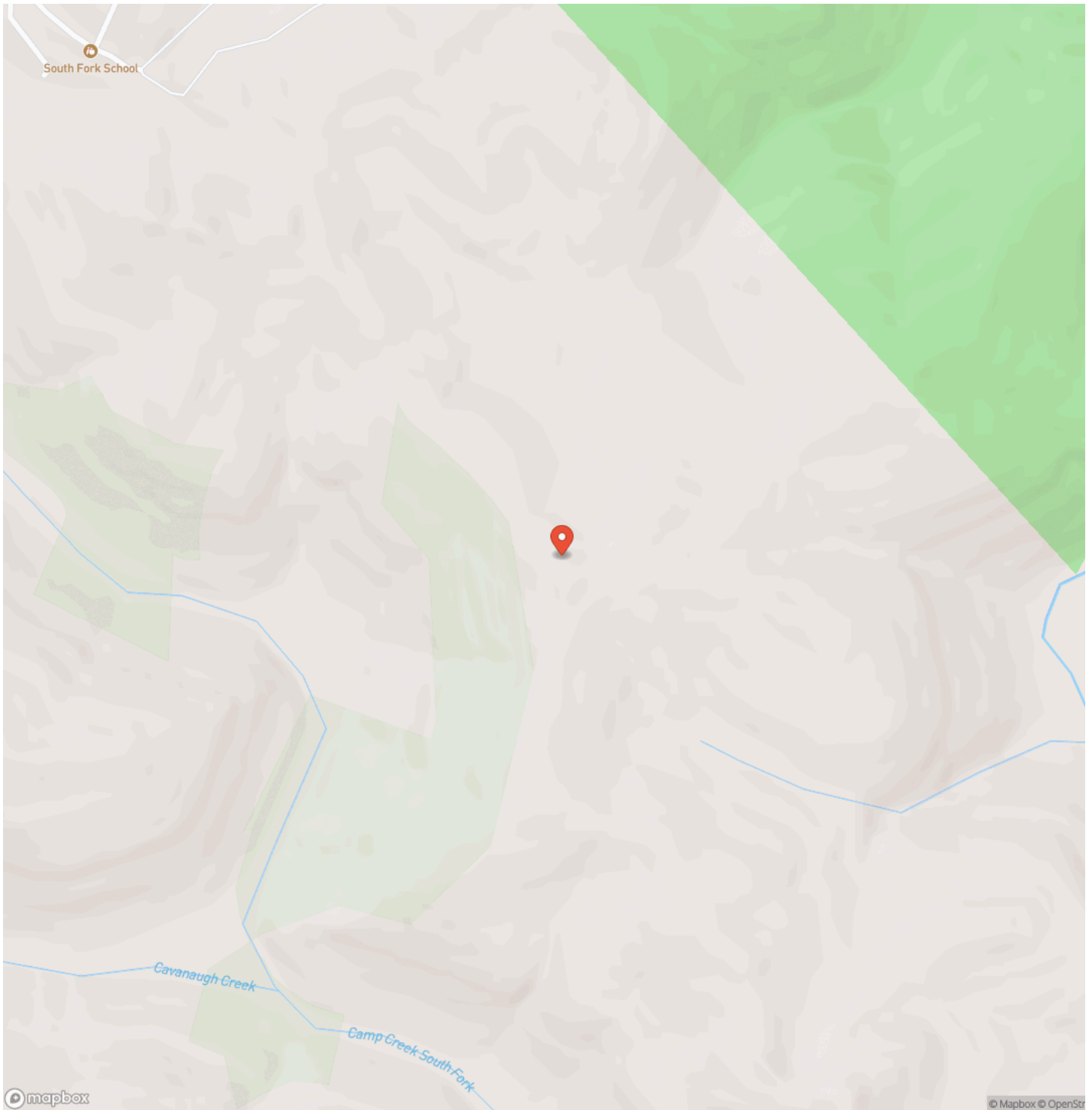
Additional maps are being updated.



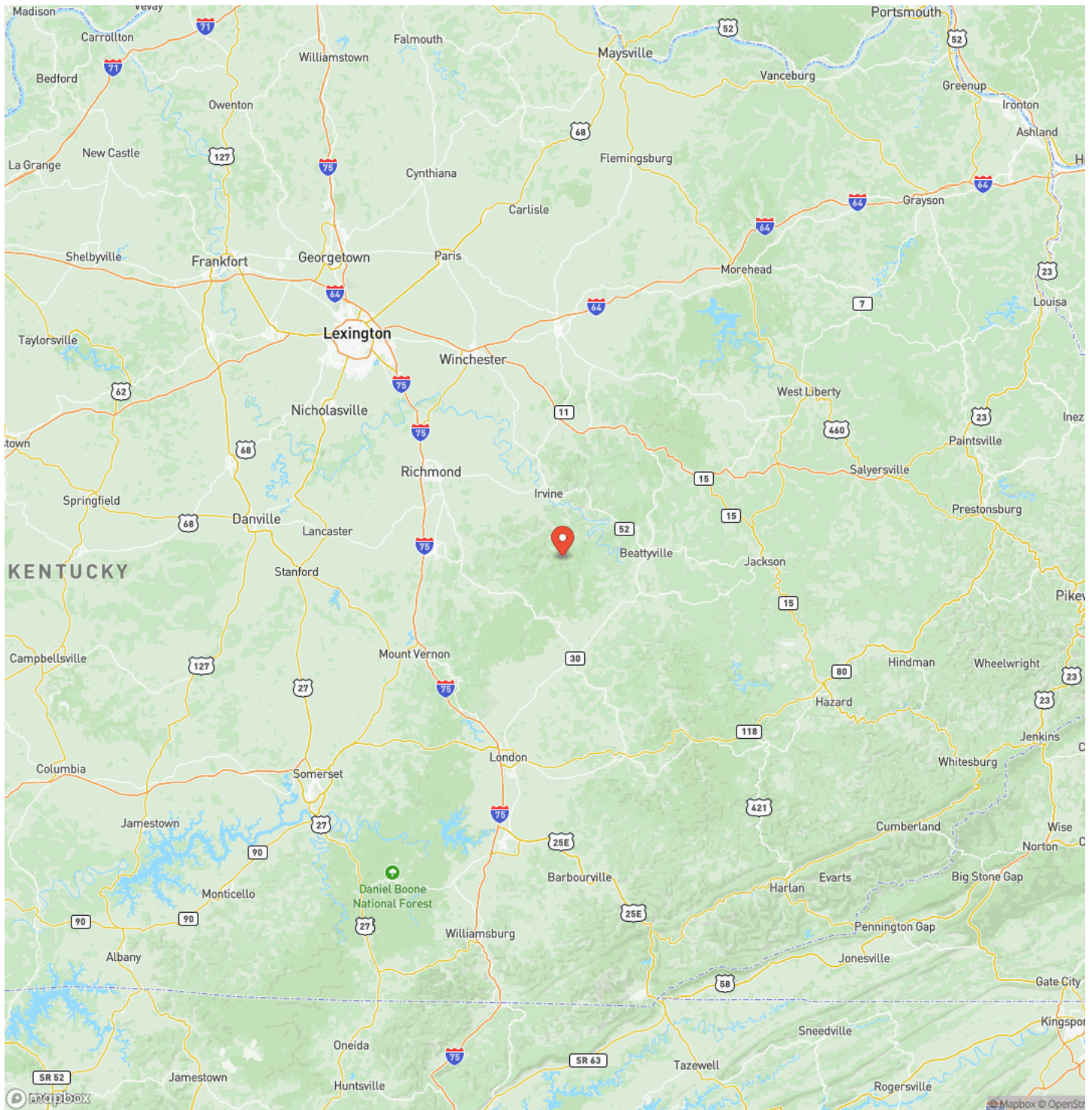
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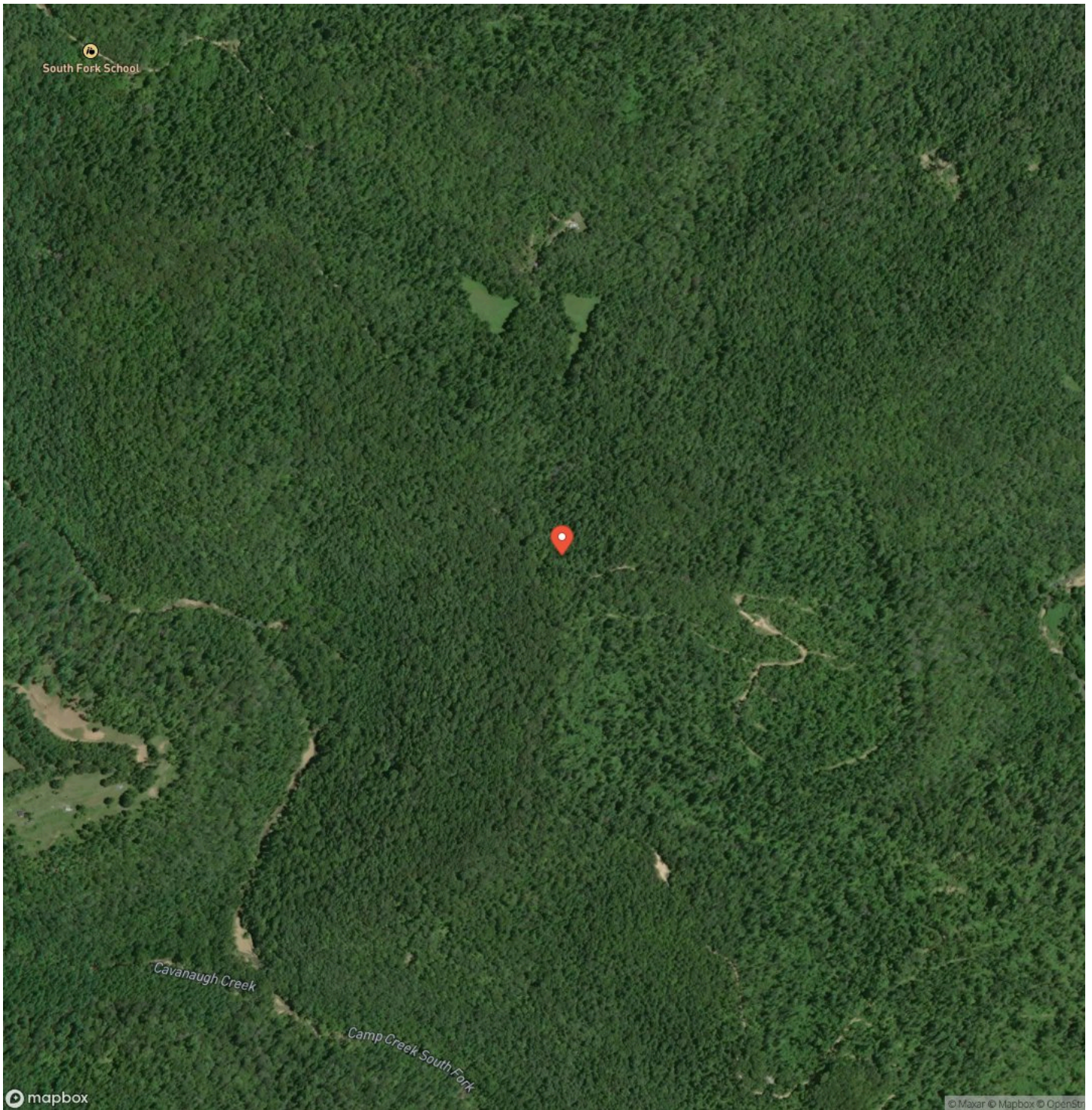
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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