

Columbia Road  
2805 Columbia Road  
Edmonton, KY 42129

**\$539,900**  
58.400± Acres  
Metcalf County



**Columbia Road  
Edmonton, KY / Metcalfe County**

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**SUMMARY**

**Address**

2805 Columbia Road 3300 Tompkinsville Road

**City, State Zip**

Edmonton, KY 42129

**County**

Metcalfe County

**Type**

Farms

**Latitude / Longitude**

37.000915 / -85.576858

**Dwelling Square Feet**

1722

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

58.400

**Price**

\$539,900

**Property Website**

<https://www.mossyoakproperties.com/property/columbia-road-metcalfe-kentucky/84444/>





**PROPERTY DESCRIPTION**

Here is a farm and home with tremendous potential. If you want rural living this is it but with all the modern conveniences and only 2.3 miles from Edmonton. If you want a home in the country without the work, this 58-acre tract could be your ticket. All you have to do is live in the home and rent the crop ground. The farm has approximately 20 acres of row crop ground which is currently being farmed by one of the neighbors. The farm also has several acres of hay ground.

The 1,722 square foot ranch-style home is move in ready or make changes for your own personal touch. (There are personal items being removed within a short time). The home has two bedrooms upstairs and with a full basement downstairs, a third bathroom could be added where there is a second bathroom. The home has central heat and air. There are also two AC window units that were installed several years before the central heat and air was installed and these are still operational if desired. The basement also has a backup wood stove and a fireplace with an insert. With 21-acres of forest cut your own firewood to reduce your heating bill this winter! There is also a carport which has been used as a patio for many years. The home is far enough off the highway that you can enjoy quiet afternoons just checking out the view of the countryside.

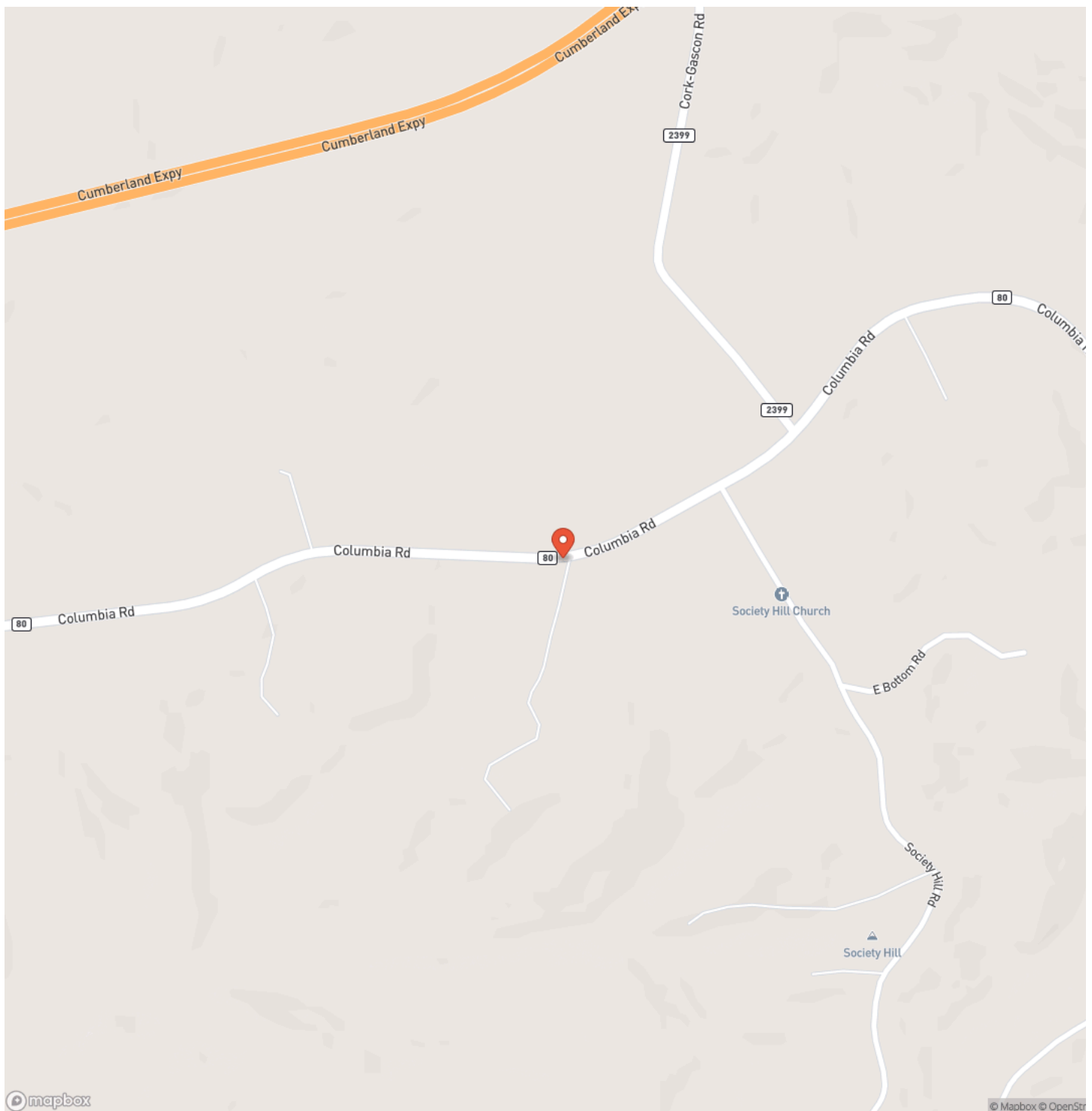
If you enjoy walking in the woods, the property has nearly 21-acres of woodland, a portion of which does have some marketable timber. When you talk to your Mossy Oak listing agent he can give you some preliminary recommendations and a local forester who can instruct you on how to properly manage this woodland which has hickory, white oak, red oak, and tulip poplar. If you are a hunter, the property has white-tailed deer, turkey, and small game hunting opportunities. Your Mossy Oak listing agent is a Certified Wildlife Biologist and can help provide some ideas on how to manage your land for maximum potential. If you are ready to get into the country and/or try some farming yourself, this is the perfect size farm to set up orchards, arbors, or vegetable sales along the highway frontage on KY 80 or Society Hill Road

The farm is only 45 minutes from Bowling Green, and 1.5 hours from either Nashville or Louisville and as you have already guessed, this property has potential, just call Mossy Oak Agent Richard Hines to discuss how this might be the match in finding your potential.

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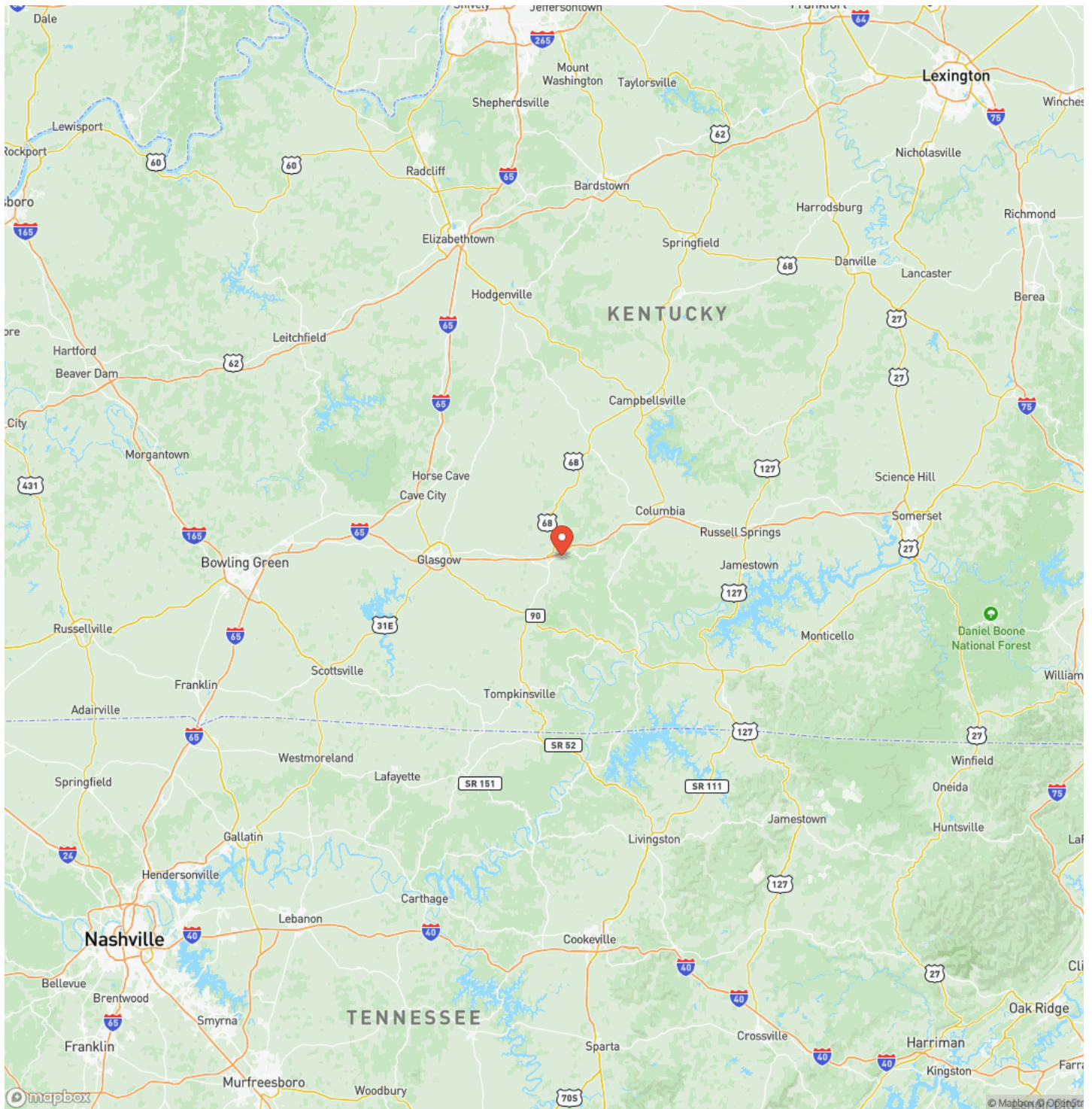


## Locator Map



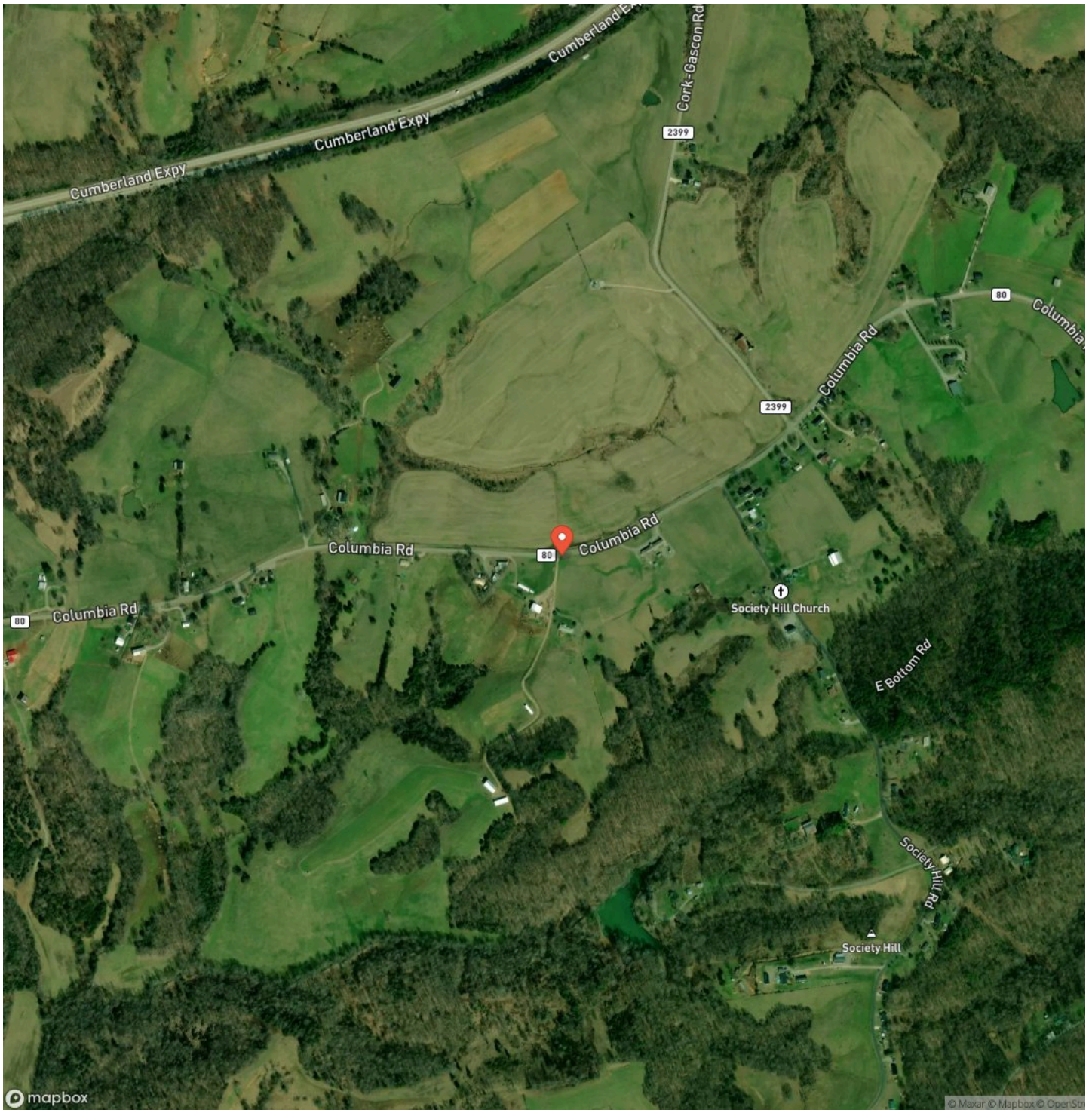


## Locator Map





## Satellite Map



**Columbia Road**  
**Edmonton, KY / Metcalfe County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Richard Hines

## Mobile

(270) 348-4174

## Office

(270) 524-1980

## Email

rhines@mossyoakproperties.com

**Address**

819 Main Street

## City / State / Zip

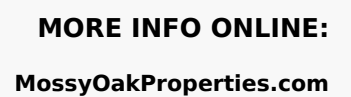
## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**



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## **DISCLAIMERS**

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