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

$297,000
220± Acres
Estill County







MORE INFO ONLINE:

https://mossyoakproperties.com/

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
$297,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

PRICE has been Reduced.....Motivated SELLER !!!

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 appropiate tags during seasons without going through the quota process.

The property could be enhanced for all species of wildlife particularily 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 accessable. Once you reach the property there are several ATV trails to follow, one is suitable for driving a truck in the roadbed.

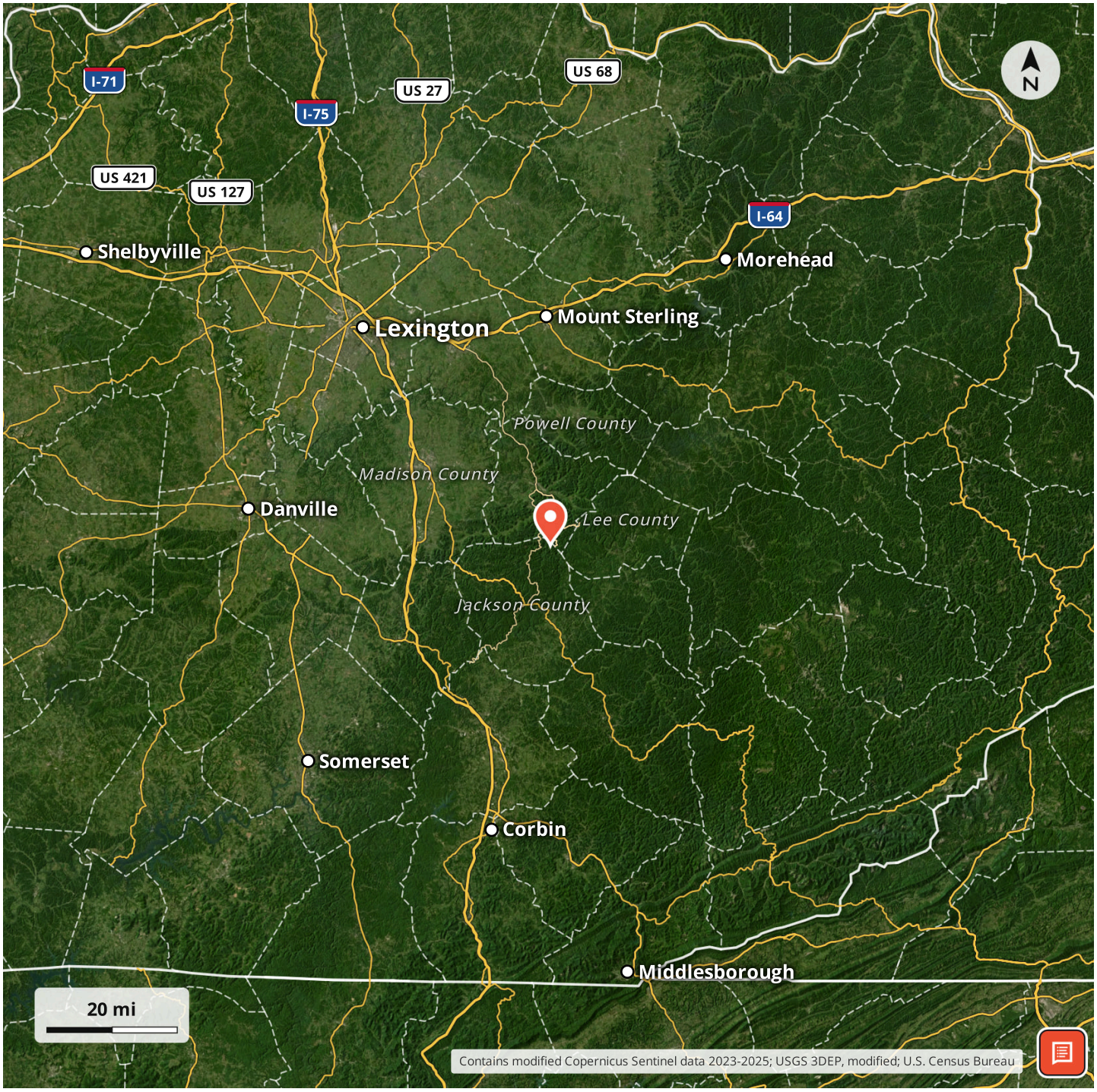
Additional maps are being updated.



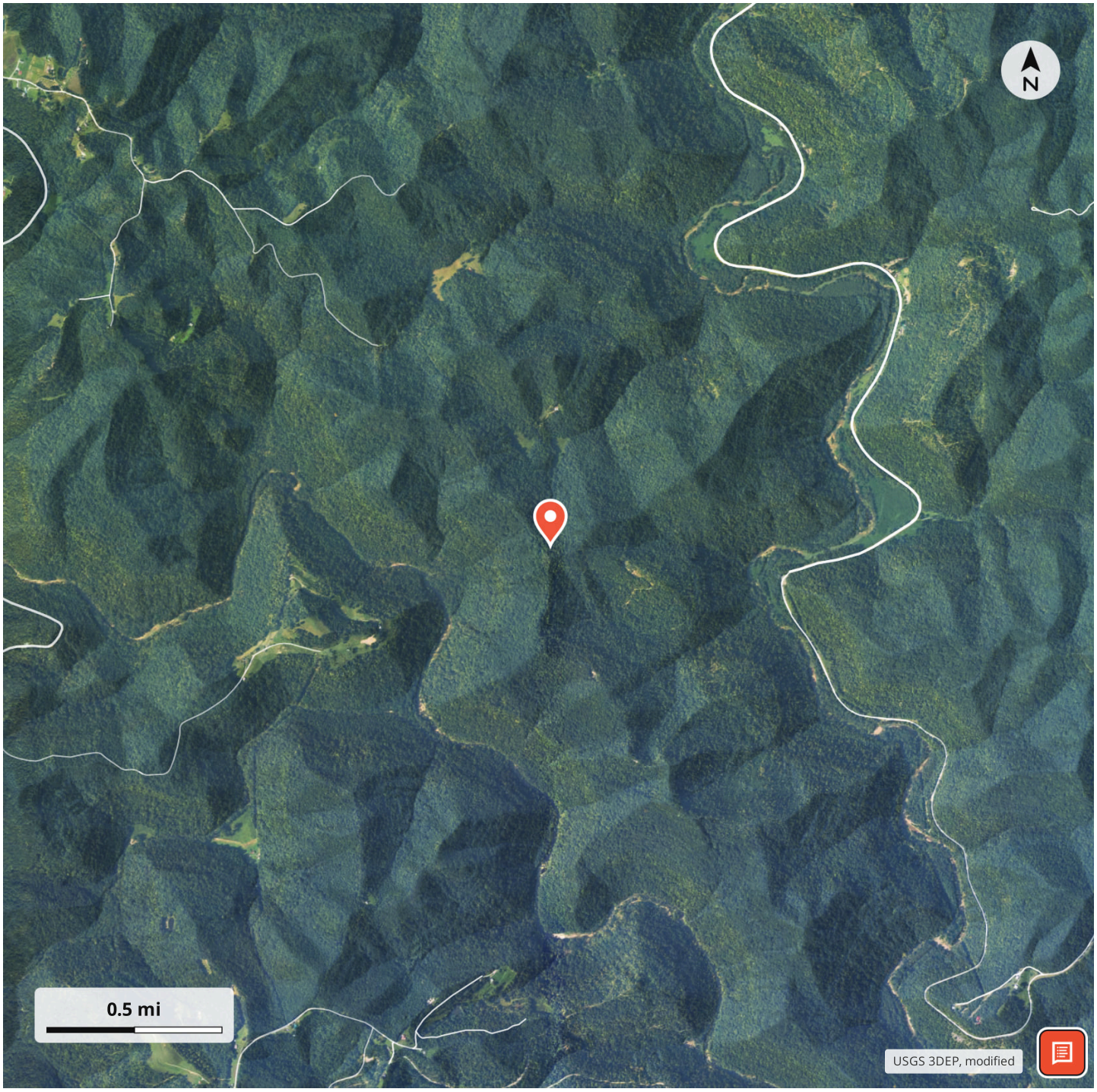





Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:

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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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