

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

**\$781,900**  
159.4± Acres  
Mason County



**Ohio River Overlook**  
**Dover, KY / Mason County**

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**SUMMARY**

**Address**

3468 Mary Ingles Hwy null

**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



## Ohio River Overlook Dover, KY / Mason County

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### **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 converted 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 storage 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 management 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!

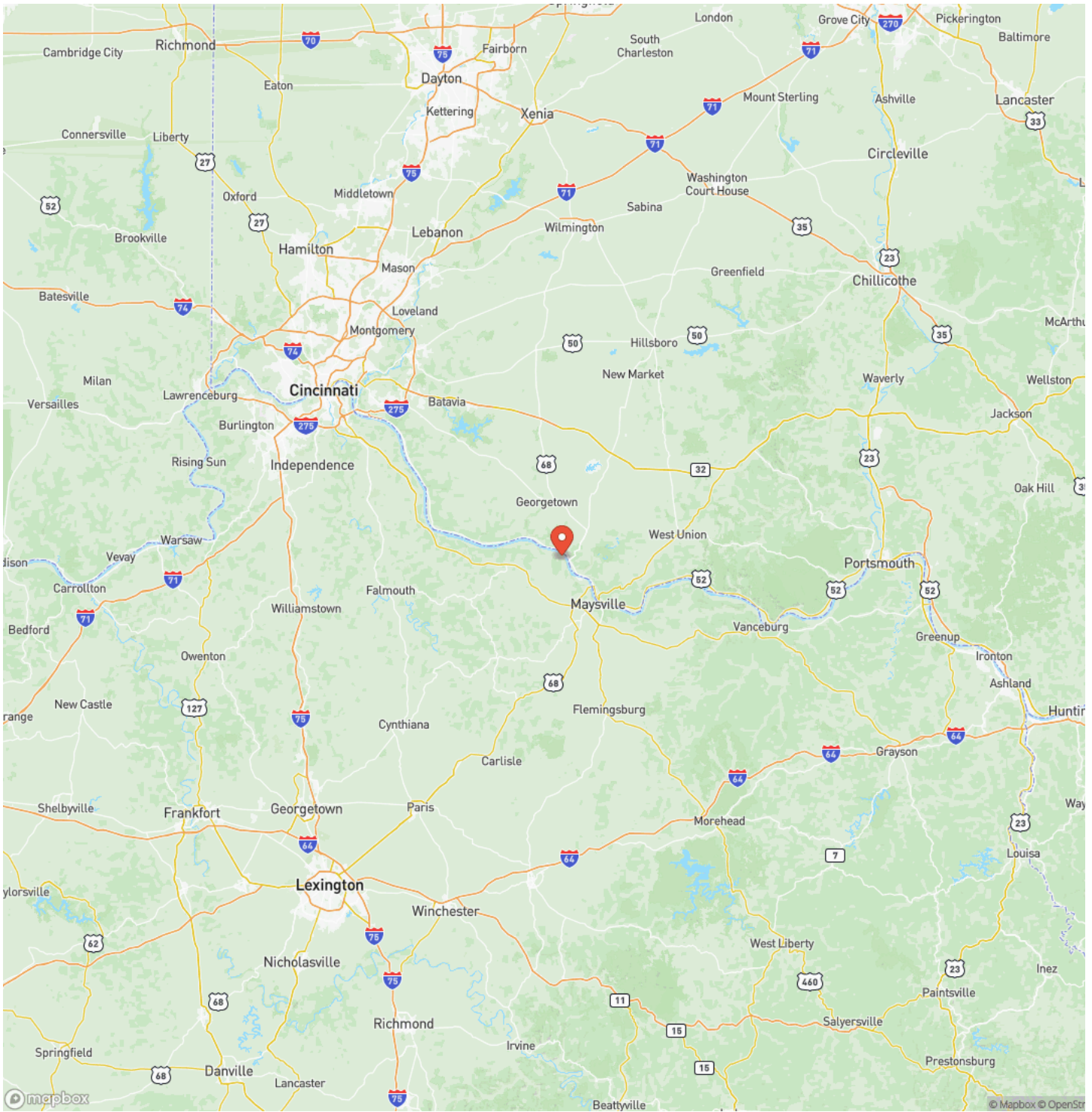
Ohio River Overlook  
Dover, KY / Mason County



## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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**Mossy Oak Properties Hart Realty**  
Post Office Box 456  
Munfordville, KY 42765  
(270) 524-1980  
<https://mossyoakproperties.com/>

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