

McGuyer Lane  
0000 McGuyer Lane  
Centertown, KY 42328

**\$301,000**  
18± Acres  
Ohio County



**McGuyer Lane**  
**Centertown, KY / Ohio County**

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**SUMMARY**

**Address**

0000 McGuyer Lane

**City, State Zip**

Centertown, KY 42328

**County**

Ohio County

**Type**

Hunting Land, Lot, Undeveloped Land, Recreational Land,  
Riverfront

**Latitude / Longitude**

37.367816 / -87.032633

**Acreage**

18

**Price**

\$301,000



**PROPERTY DESCRIPTION**

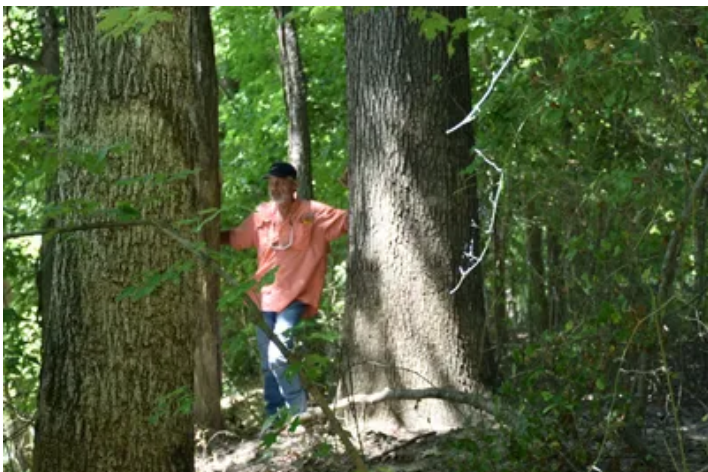
**Motivated SELLER!!!!**

Riverfront property on Kentucky's Green River is rare. Here is your chance to own an 18 acre riverfront tract near the historical community of Ceralvo, KY. This small town once had a ferry and was one of the main crossings from Ohio County. Today, this town is within minutes of the Peabody Wildlife Management Area which has over 40,500 acres of land in Ohio and Muhlenberg Counties. The WMA is within minutes of this lot, so set up a cabin for your headquarters and spend your days exploring the nearby Wildlife areas. There are several tracts of land that will provide hunting opportunities for deer, turkey, bobwhite quail, waterfowl. Fishing on any of the 40 or so WMA lakes is perfect for those who like to kayak fish or use a small jon boat for bass and bluegill. If you want to fish on Green River, you can launch your boat upstream at Rockport which is only a 10 minute drive from the property giving you access to some outstanding catfishing opportunities.

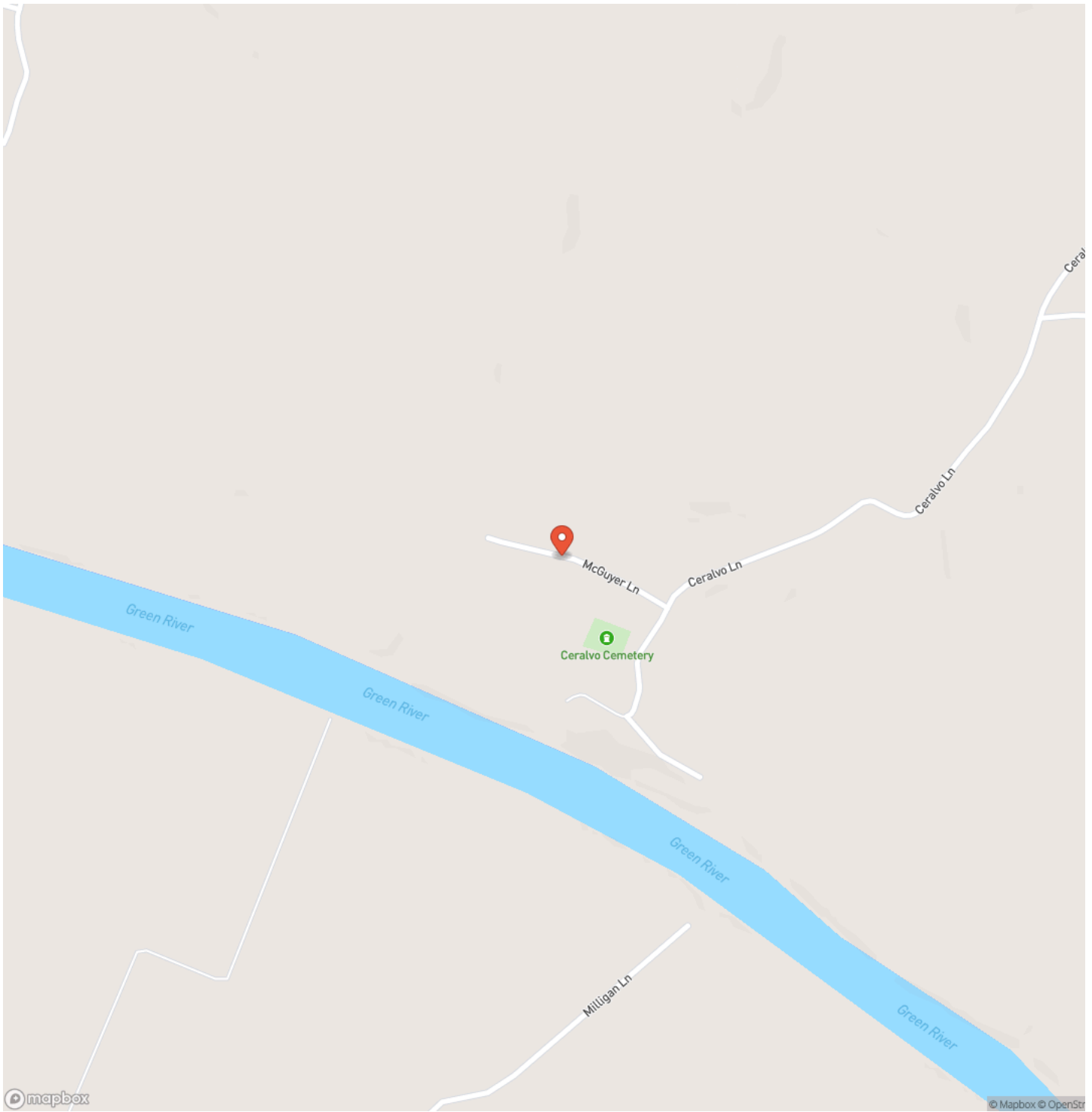
This property has several locations on the 18 acres that would be suitable to build a cabin however, the western quarter which is the lowest elevation of the land is subject to flooding during periodic high water events but all potential building sites are not in designated flood plain. You could use the lower elevation of the property to set up deer stands and take advantage of the large deer herd found in Ohio County. There is also a high bank or "natural levee" adjacent to the river that would make a suitable location to build a shelter or pavillian to sit and watch the river go by throughout the year. Some years ago, the owners did have a shelter and a boat dock on the river.

Don't let this property get away as any available **riverfront land on Green River is extremely rare!**

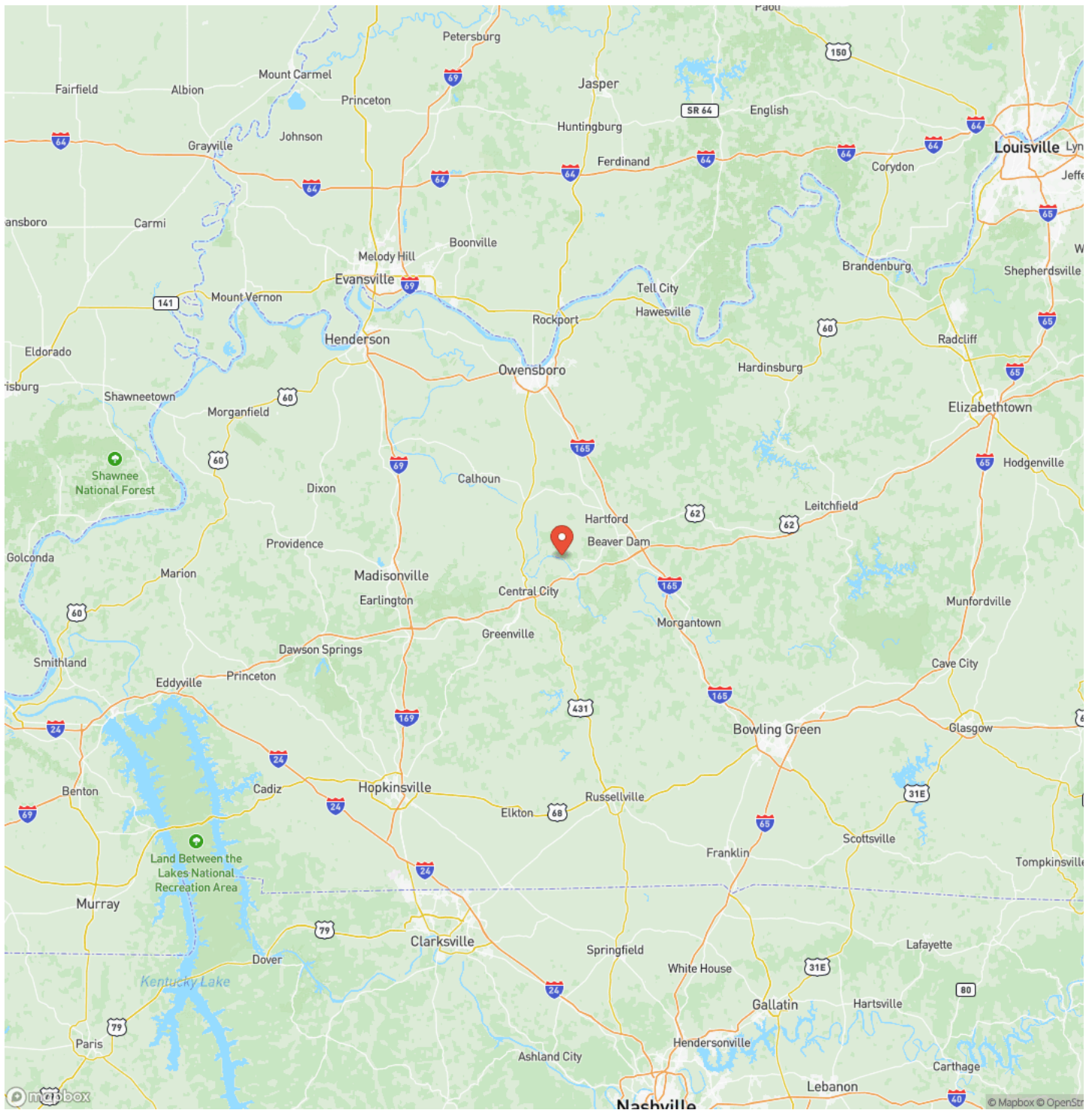
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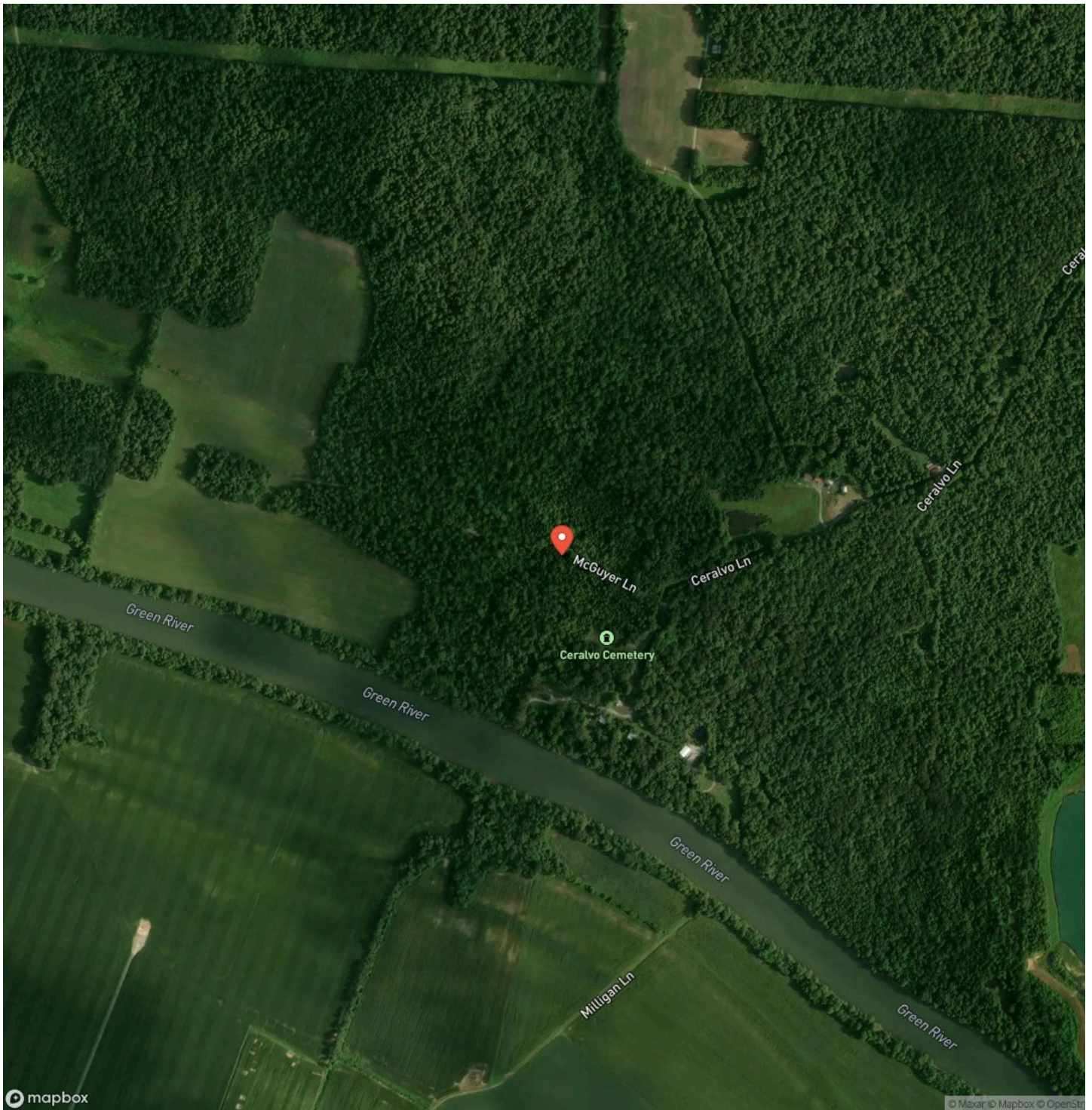
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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