Grancer Road
6591 Grancer Road
Morgantown, KY 42129

$919,000
104.4± Acres
Butler County







MORE INFO ONLINE:

https://mossyoakproperties.com/

SUMMARY

Address
6591 Grancer Road

City, State Zip
Morgantown, KY 42129

County
Butler County

Type
Hunting Land, Recreational Land, Timberland, Single Family

Latitude / Longitude
37.326583 / -86.506399

Dwelling Square Feet
4,272

Bedrooms / Bathrooms
4 / 1

Acreage
104.4

Price
$919,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Hunting, fishing, hiking, not to mention spacious living, this 104-acre Butler County farm has it all. Located in the north section of Butler County, this turn-key tree farm and hunting property has marketable timber along with hiking and/or ATV trails to access most of the property. The owners will also leave at least 16 ladder and/or hang on deer stands that are currently set in prime locations. The timber was recently evaluated and future recommendations provided by a Professional Forester. The listing agent who is also a Certified Wildlife Biologist will be available to the new owners to provide additional habitat and management recommendations to further improve the property for deer, turkey, and other wildlife.

There are four ponds. Two ponds are approximately 1/4 acre each while the two larger ponds are nearly one acre each. These ponds are stocked with largemouth bass, bluegill, and channel catfish. Take the kids to the dock for an afternoon of fun or keep a small boat handy to access the shoreline for late afternoon fishing with your spinning rod or flyrod!

Over the past few years, the owners or their friends have had successful duck hunts on the ponds both during the early wood duck season and during the statewide waterfowl season.

The house has has a total of 4,272 square feet featuring four spacious bedrooms. and a large living area with a spacious dining area with a deer antler chandelier. The tray ceiling is designed to provide plenty of overhead space to display deer heads and with some modifications, this ceiling could be modified to accommodate larger game heads such as elk. If your morning hunt is rained out, spend time practicing or tuning your bow on the 80-foot indoor archery range at the rear of the home. There is a game room that would make an excellent small dining area. The homes' square footage also includes a rough room perfect for a workshop or storage of ATVs. All of which is accessible through a sliding overhead garage door. If needed this storage room could be converted into another bedroom with a bathroom. The front porch is 73 feet long and will provide endless hours of sitting and watching deer feeding in the yard.

There are three large livestock sheds that are left from the original farming operations. All sheds have metal roofs and concrete floors and there is a separate electrical entrance on one of the sheds making it perfect to build a large workshop. These are the approximate sizes for each of the three sheds, 215 feet long X 30 feet wide, 115 feet long X 35 feet wide, and 100 feet long X 35 feet wide. The new owners will have numerous options with these buildings including workshops, storage areas, livestock, or just a place to park the ATVs.

The farm has approximately 2,520 feet of road frontage on Grancer Road and approximately 1,000 feet of frontage on Buck Branch Road located on the west side of the property.

The recent assessment made by a Professional Forester indicates that the property indicates approximately $80,000 worth of timber ready to cut, however the forester is recommending that with the current growth rate, this value will continue increasing rapidly in coming years. The new owner will have the option to make this decision.

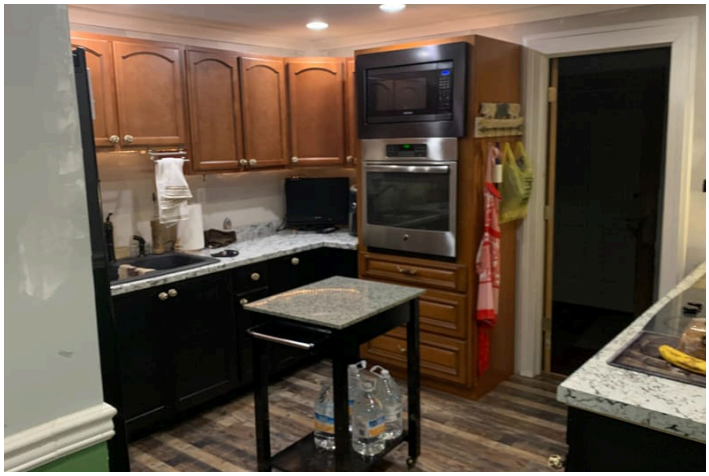




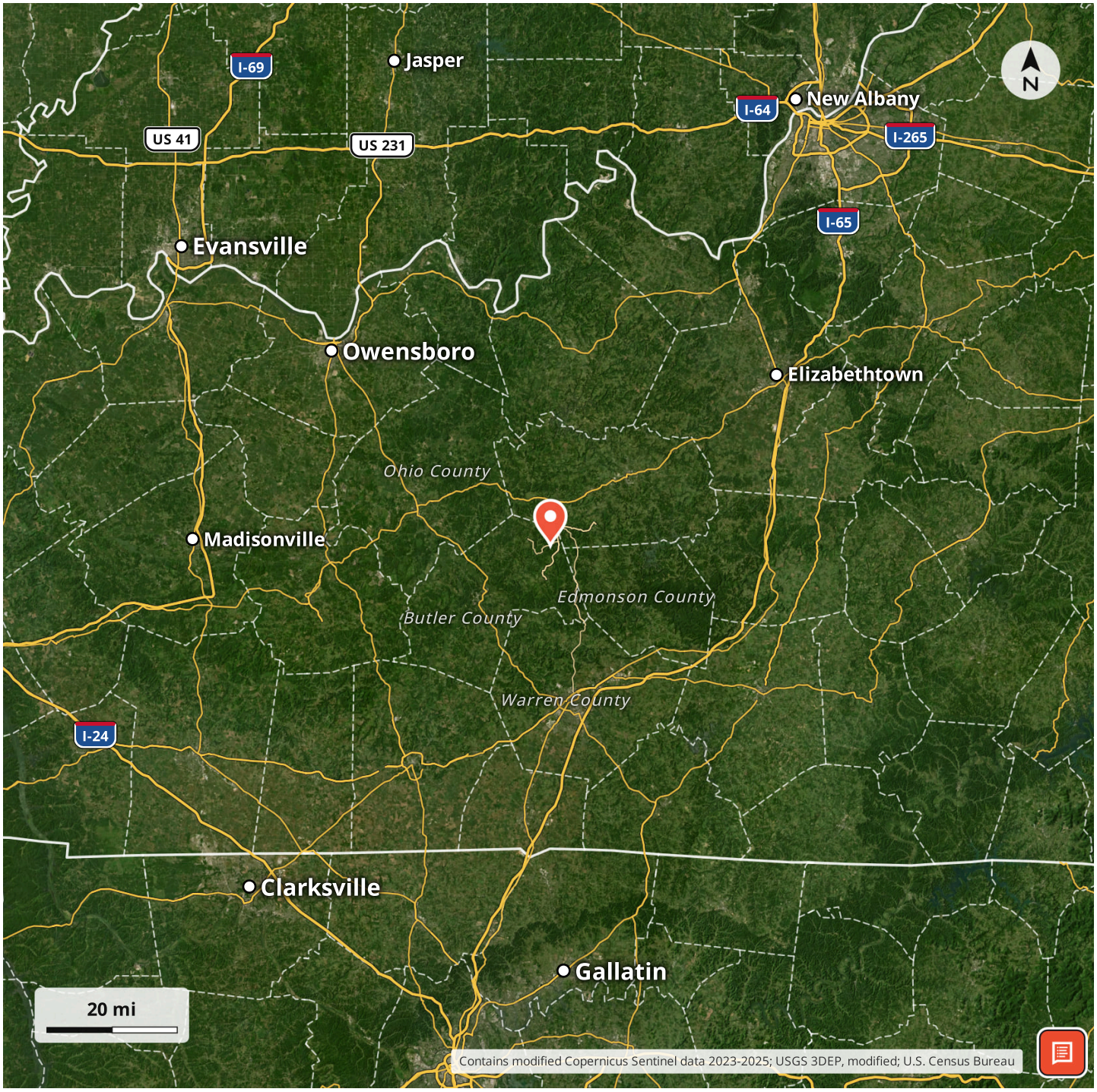








Regional Map



Locator Map


N
Grancer Rd
0.5 mi
KyFromAbove; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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