Holly Branch
0000 Holly Branch Road
Vanceburg, KY 41179

$252,525
195± Acres
Lewis County







MORE INFO ONLINE:

https://mossyoakproperties.com/

SUMMARY

Address
0000 Holly Branch Road

City, State Zip
Vanceburg, KY 41179

County
Lewis County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
38.507755 / -83.362407

Acreage
195

Price
$252,525

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Heres your chance to own 195 acres of deer and turkey hunting land. This 195 acre tract is located in Lewis County, Kentucky. Lewis County has been a great deer producer over the past several decades. All portions of this property are accessable through a road which traverses the center of the property. At this time, the property is off grid with no utiliites.

This is a great escape that offers a unique opportunity for those seeking a personal recreational haven, a prime hunting ground, or for those looking into the future a potential timberland investment. There are no developed food plots at this time and only one suitable trail, however, with some planning, a series new or upgraded access trails can be devleoped. This property is however, ready for a new owner's vision. The absence of existing structures means a clean slate, providing the ultimate freedom to design and implement improvements that perfectly align with personal preferences, whether that involves building a custom cabin, establishing trails, foodplots or creating other other recreational amenities.

Wildlife and vegetation

Holly Branch is a natural sanctuary, and turkey sign is extensive. Deer are numerous and Lewis County has always produced a good number of trophy deer with deer booked in the records. If you are into hiking, birding, or similar activities, the property offers a chance to regularly view many speicies of song birds

Current and potential use

Currently presented as undeveloped land, Holly Branch is a versatile asset. Its types include hunting land, recreational land, undeveloped land, and timberland, indicating a wide spectrum of potential uses. 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 current owners are currently allowing the neighboring landowners to haul their harvested timber through the property but they are close to wrapping up this operation. The good news, the company will regrade the road, install proper drainage ditches and if you purchase in time they may be able to do some additional modifications to the road. Talk to the listing agent for ideas!

One major point that is important in extensive timber tracts, this land has been surveyed and the line is painted and well marked.

Access and easements

The property has one access point that goes through the neighboring lumber company which will help restrict unwanted traffic from driving through the property. The acess road is also shared with one neighbor to the south.

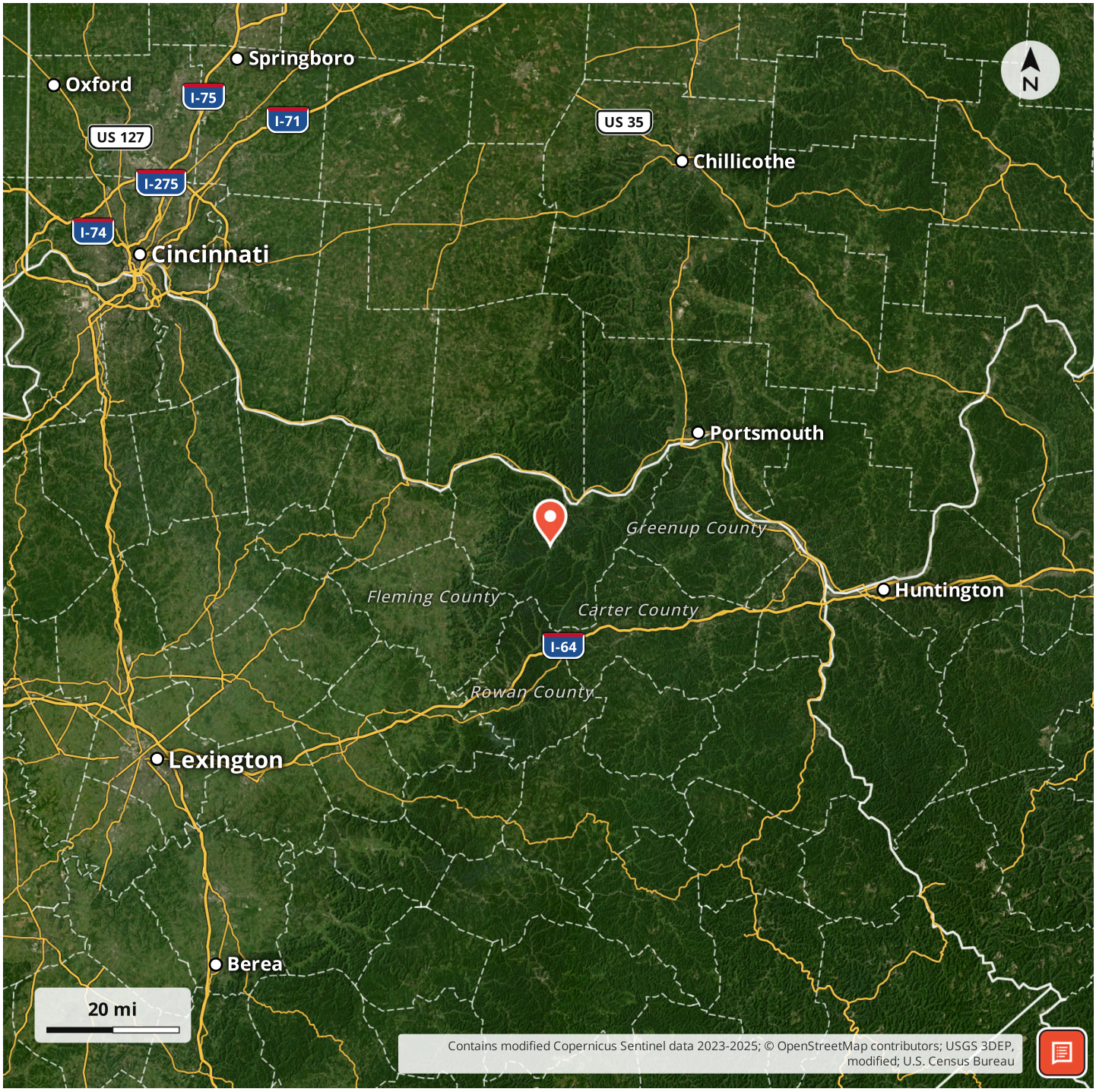








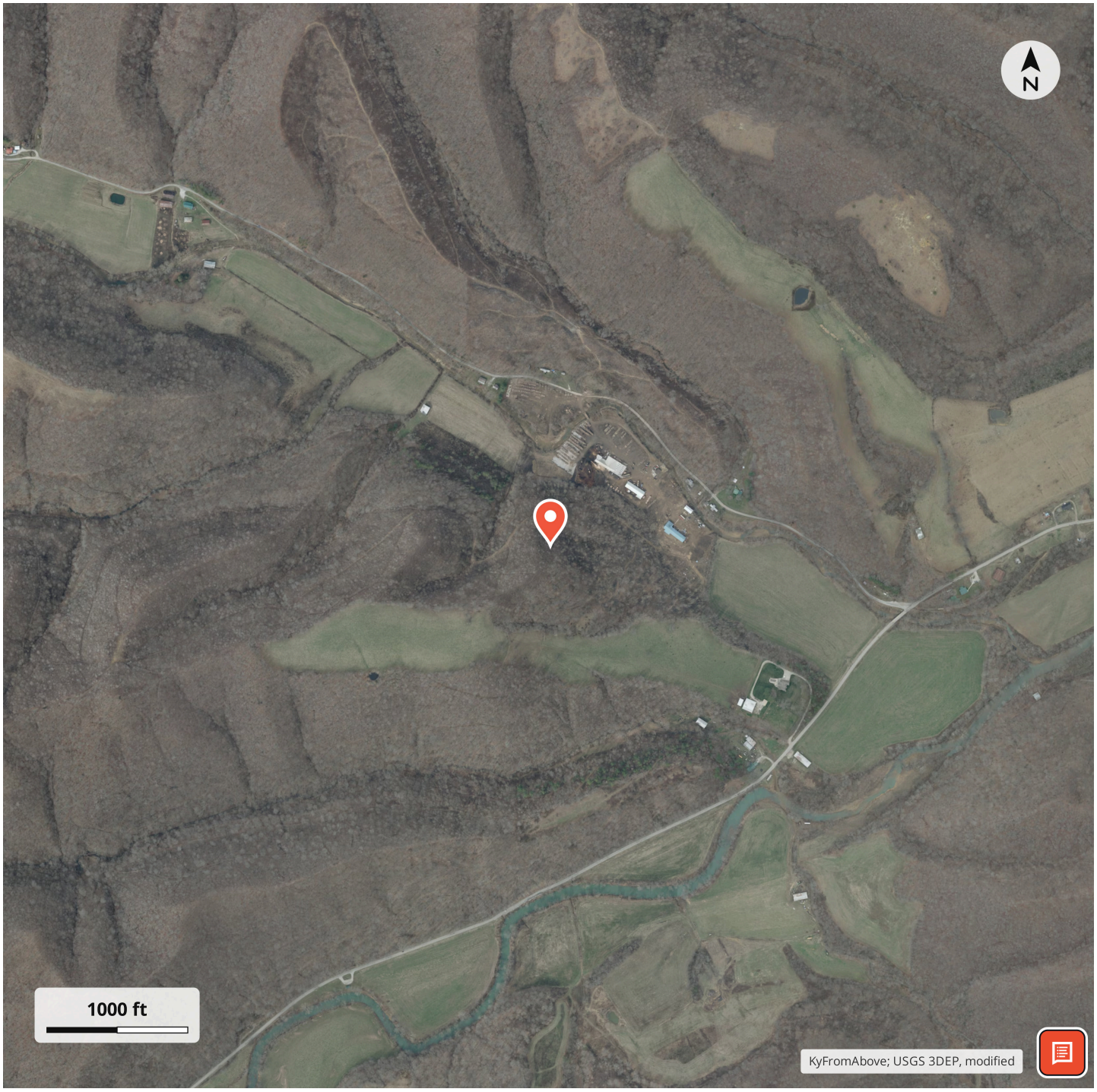
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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