

Muse Road
0000 Muse Road
Edmonton, KY 42129

\$205,000
102.080± Acres
Metcalfe County



Muse Road
Edmonton, KY / Metcalfe County

SUMMARY

Address

0000 Muse Road 3300 Tompkinsville Road

City, State Zip

Edmonton, KY 42129

County

Metcalfe County

Type

Timberland, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

36.87871 / -85.610199

Dwelling Square Feet

570

Acreage

102.080

Price

\$205,000

Property Website

<https://www.mossyoakproperties.com/property/muse-road-metcalfe-kentucky/88419/>



PROPERTY DESCRIPTION

Bordering the Marrowbone State Forest and Wildlife Management Area, This property provides Real Off-Grid Living only minutes from the nearest town or build your new home. Here is your chance to develop your own piece of hunting or recreational property with endless potential on 102-acres. Located in the southeastern section of Metcalfe County, Kentucky which is located along the western edge of the Western Highland Rim Region, this farm has potential for the landowner looking for that perfect "bug-out" location where you will find a small cabin that is (approximatly) 24 X 24 feet with a front porch and back deck located near the center of the property allowing you to live totally "off-grid" or are you thinking about rural property with the possibility of recreational income? The cabin is two story with a large loft on the second floor which would easily sleep 4-6 during a hunting trip. The cabin is in good shape but minor repairs will be needed. A sink is rigged up and with a generator a pump would run the entire cabin for a hunting weekend...or rent the cabin for weekenders or and build you a new home at one of several nice building locations along Muse Road which is a small county road with little or no traffic. Muse Road has electric service along it and the Metcalfe County Water Department line is also available. Just across Muse Road is the 1,955-acre Marrowbone State Forest and Wildlife Management Area. This WMA is open to deer, small game and turkey. A section of the WMA is also open to bear hunting during the statewide season. How about considering the possibility of an Airbnb so you and/or your clients could take advantage of your farm as well as the 1,955 acre state forest just across the road. One of the forest trailheads is near the farm and you will find excellent hiking and birding along the many miles of trails in the forest.

There is also the opportunity to design and develop a good hunting property from start to finish in Kentucky which ranks among the top ten states for total Boone and Crockett entries.

Other than an opening near the cabin, the property is totally wooded. There is also a powerline right of way along the eastern edge of the property which would provide an opportunity for planting small foodplots for deer and turkey. The current forest composition is dominated by red oak, white oak, black oak, tulip poplar, beech and sugar maple. A landowner with a long-term vision and using proper forest management should be able to develop a network of roads, trails, and hunting stand locations. There is also the opportunity to develop mountain biking, hiking and/or horseback trails.

During the 2024 hunting season in Kentucky, hunters in Metcalfe County harvested 1,594 deer and 340 (eastern) turkeys. The property is also close to the two most western counties that are in Bear Zone 2 during the statewide season.

For those who enjoy fishing, the property is within 40 minutes of the Cumberland River. This well-known tailwater supports four species of trout as well as stripers, walleye, and sauger. The property is also within an hour drive of Dale Hollow, Cumberland, Barren, and Green River Lakes.

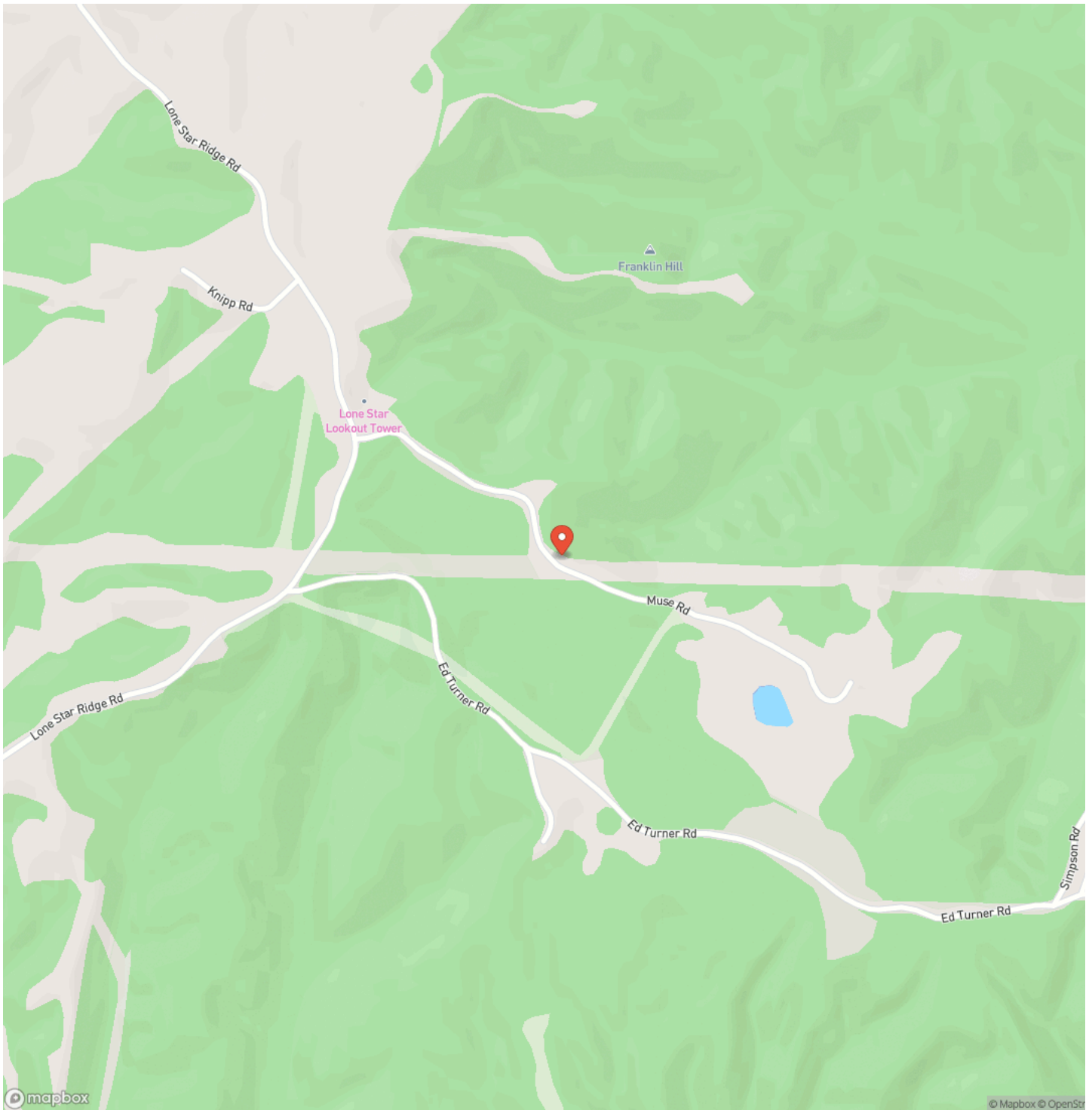
It is located only 14 minutes from the Metcalfe County seat of Edmonton, 30 minutes from Glasgow, Kentucky or two hours from either Louisville or Nashville.

NOTE: More photos and descriptions of the cabin and farm are coming so check back for updates.

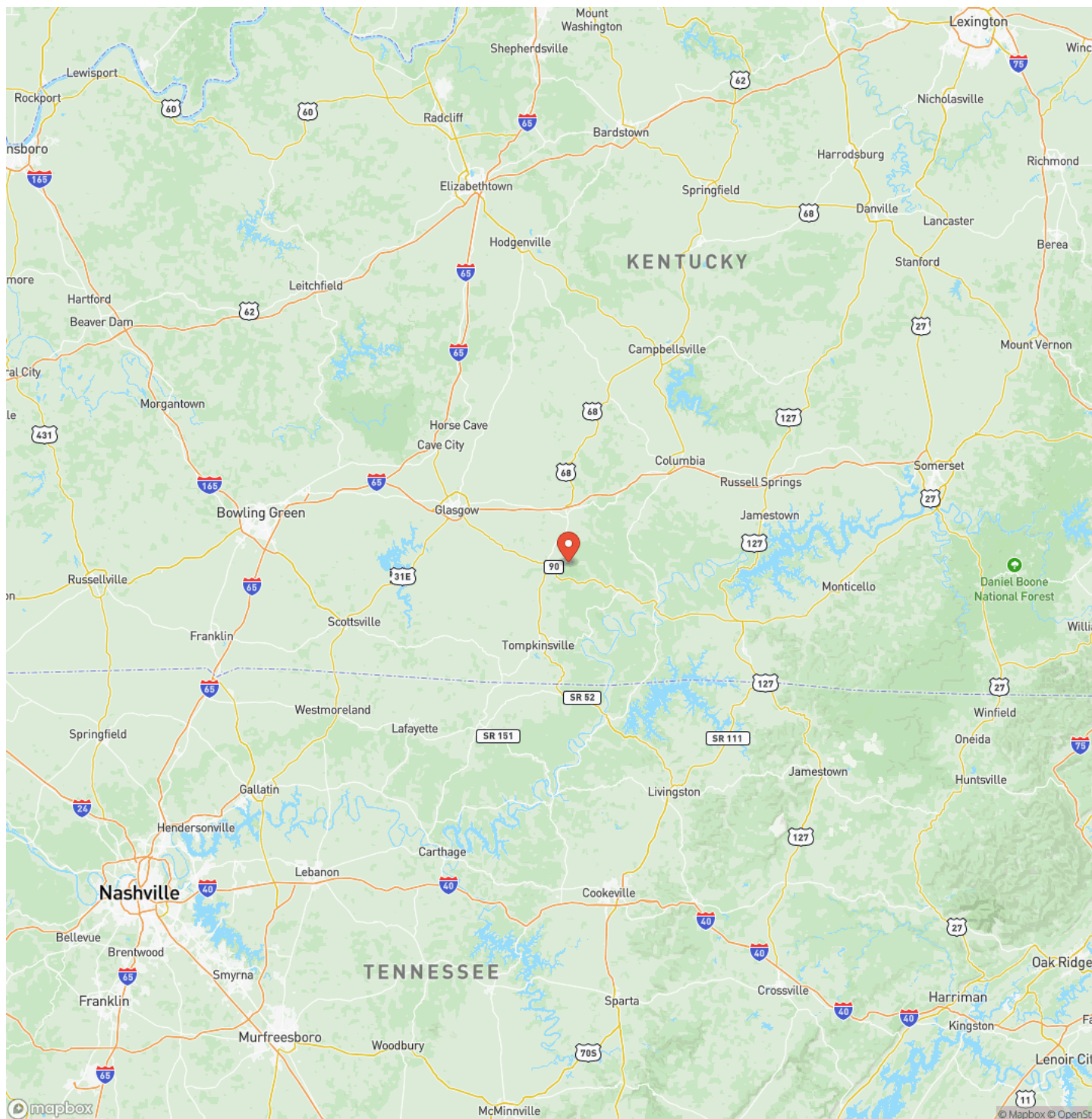
Muse Road
Edmonton, KY / Metcalfe County



Locator Map



Locator Map



Satellite Map



Muse Road
Edmonton, KY / Metcalfe County

LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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MORE INFO ONLINE:

MossyOakProperties.com

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
MossyOakProperties.com

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