

Holly Branch
0000 Holly Branch Road
Vanceburg, KY 41179

\$252,525
195± Acres
Lewis County



Holly Branch
Vanceburg, KY / Lewis County

SUMMARY

Address

0000 Holly Branch Road null

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



Holly Branch Vanceburg, KY / Lewis County

PROPERTY DESCRIPTION

Here's 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 accessible through a road which traverses the center of the property. At this time, the property is off-grid with no utilities.

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 of new or upgraded access trails can be developed. 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, food plots or creating 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 species 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.

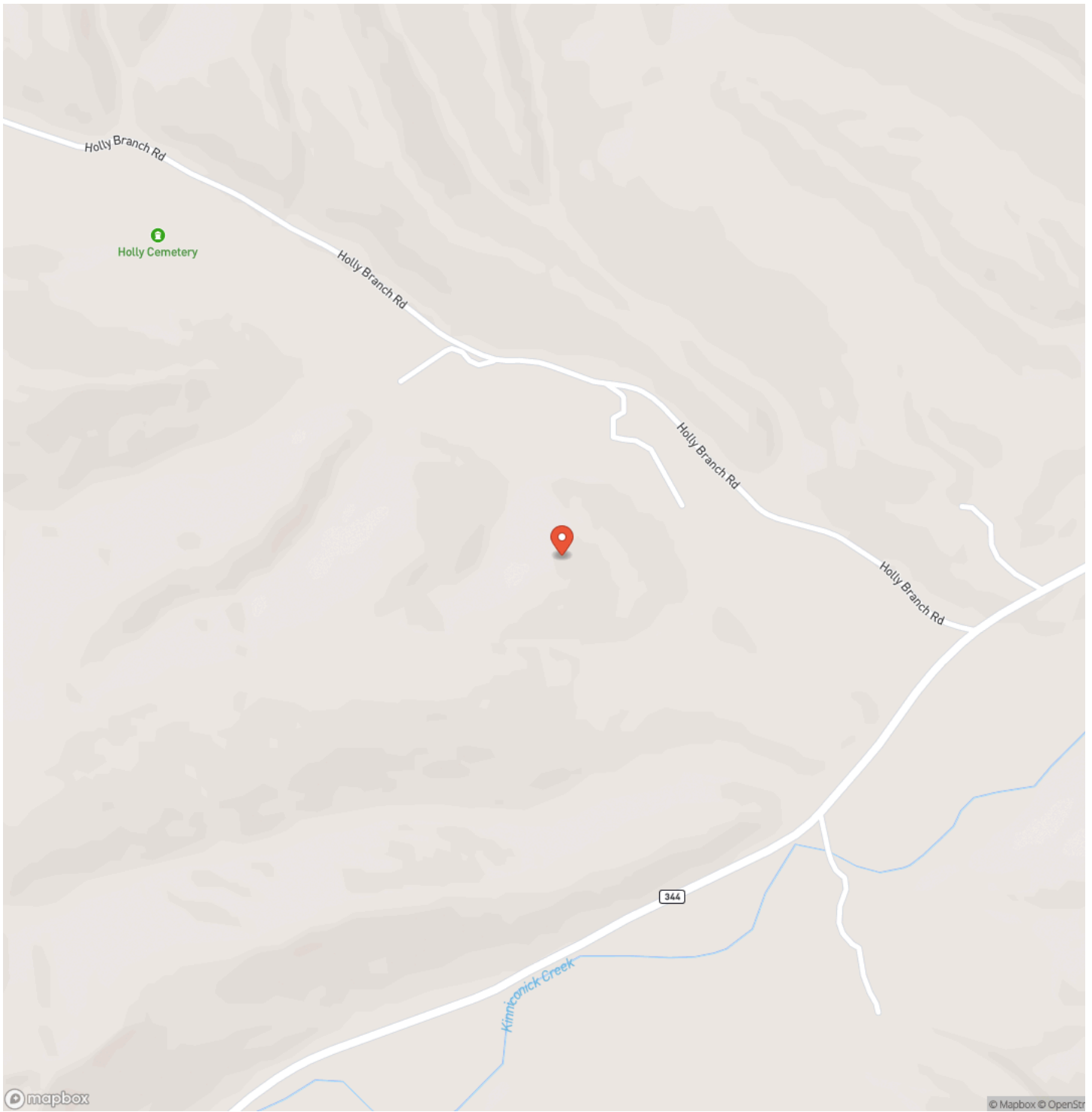
Access and easements

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 access road is also shared with one neighbor to the south.

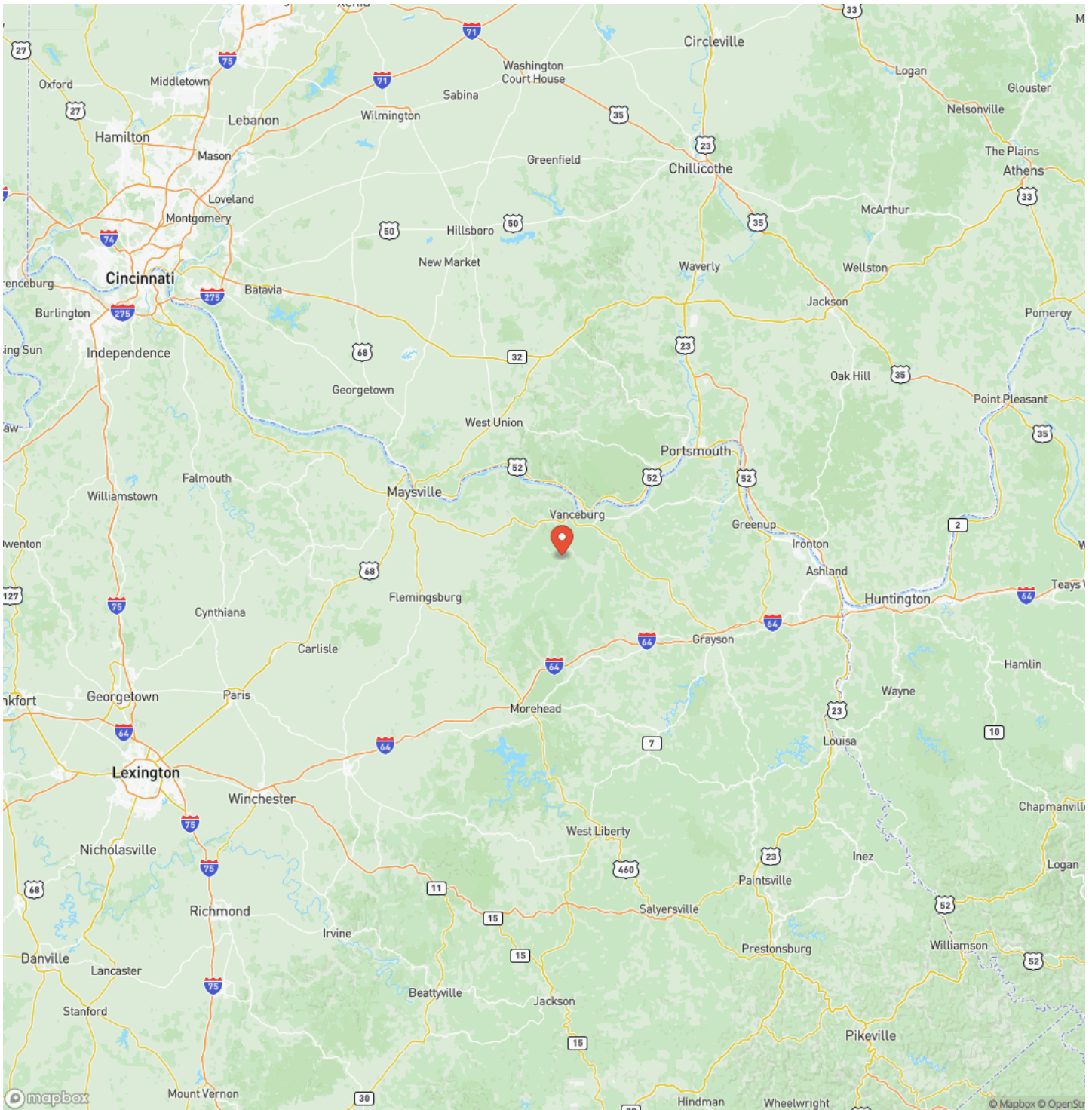
Holly Branch
Vanceburg, KY / Lewis County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



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

