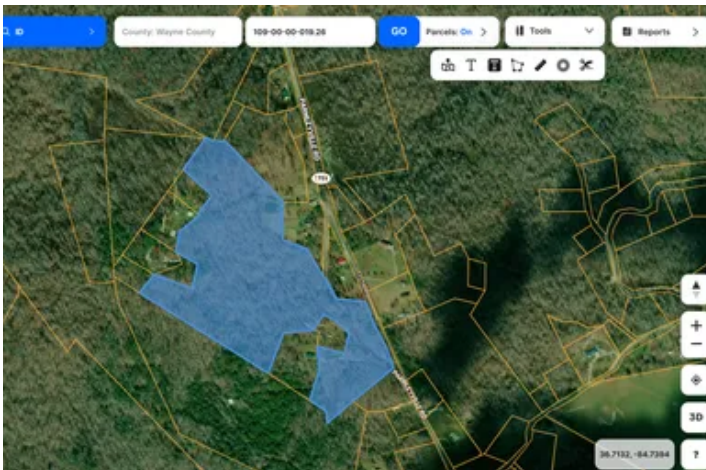


Wayne County, KY 22.49
Parmleyville Rd.
Monticello, KY 42633

\$44,900
21.460± Acres
Wayne County



Wayne County, KY 22.49
Monticello, KY / Wayne County

SUMMARY

Address

Parmleyville Rd.

City, State Zip

Monticello, KY 42633

County

Wayne County

Type

Undeveloped Land, Recreational Land, Timberland

Latitude / Longitude

36.711035 / -84.734939

Acreage

21.460

Price

\$44,900

Property Website

<https://www.mossyoakproperties.com/property/wayne-county-ky-22-49-wayne-kentucky/44501/>



PROPERTY DESCRIPTION

!!!AFFORDABLE OWNER FINANCING AVAILABLE!!!

21.46 Acres of undeveloped land located in Wayne County, Kentucky. This property features an **updated survey as of 11/16/2023**, giving you peace of mind of knowing exactly what you are purchasing, the correct boundary lines, and access to and from the property.

The property is **located off Parmleyville Rd. (Hwy 1756)** and features a mixture of hardwoods, rolling terrain, and road frontage.

Utilities: City Water (Monticello Utilities Commision) and South Kentucky RECC Electric accessible.

This property is also a short driving distance away from **Daniel Boone National Forest, Steele Hollow State Natural Area, and Big South Fork National River and Recreation Area**, giving you an abundance of opportunity for **hunting and other outdoor recreational activities!**

Contact me today!

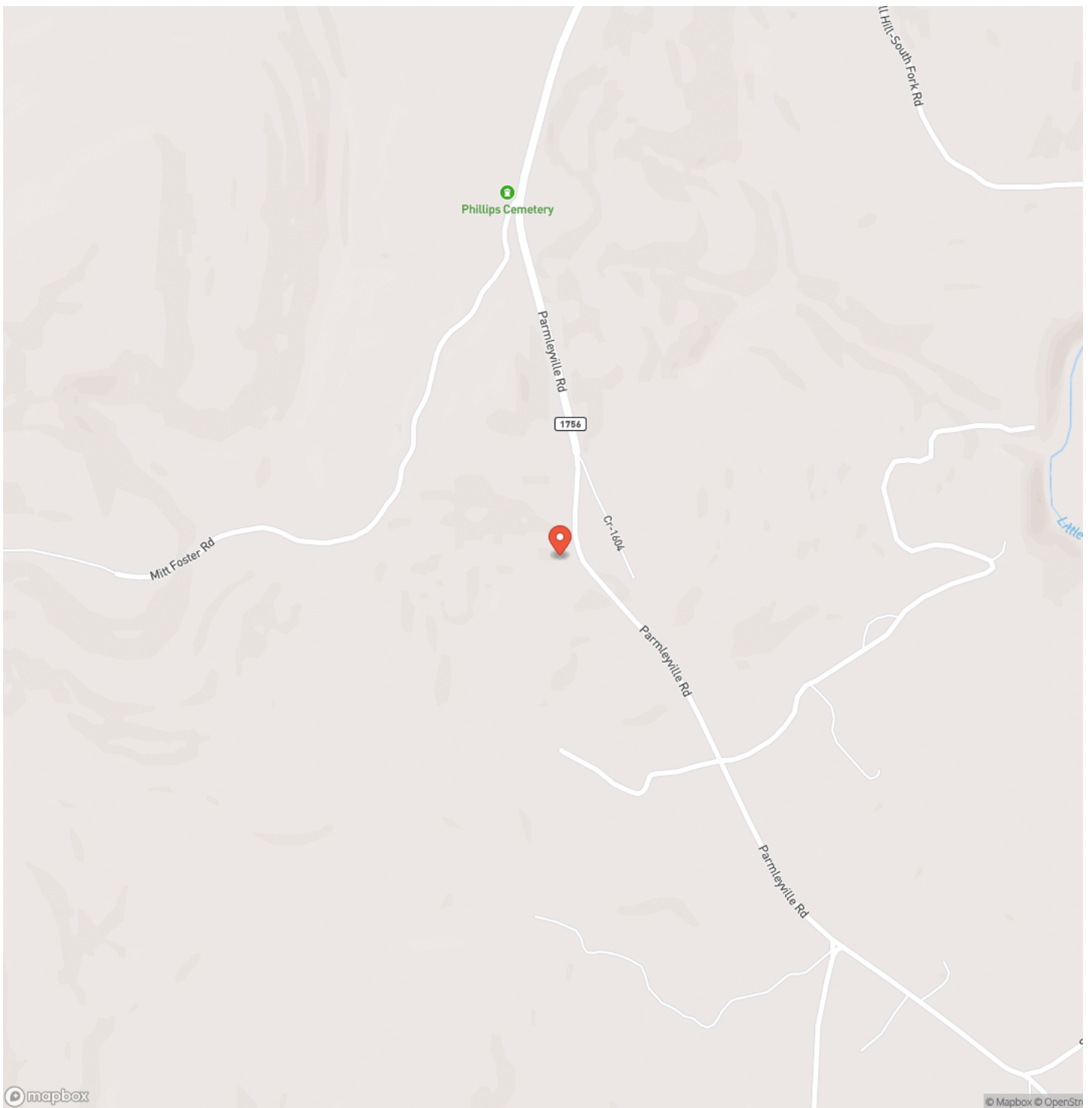
Cell phone #: [**\(606\)425-1080**](tel:6064251080)

Email: [**cclaunch@mossyoakproperties.com**](mailto:cclaunch@mossyoakproperties.com)

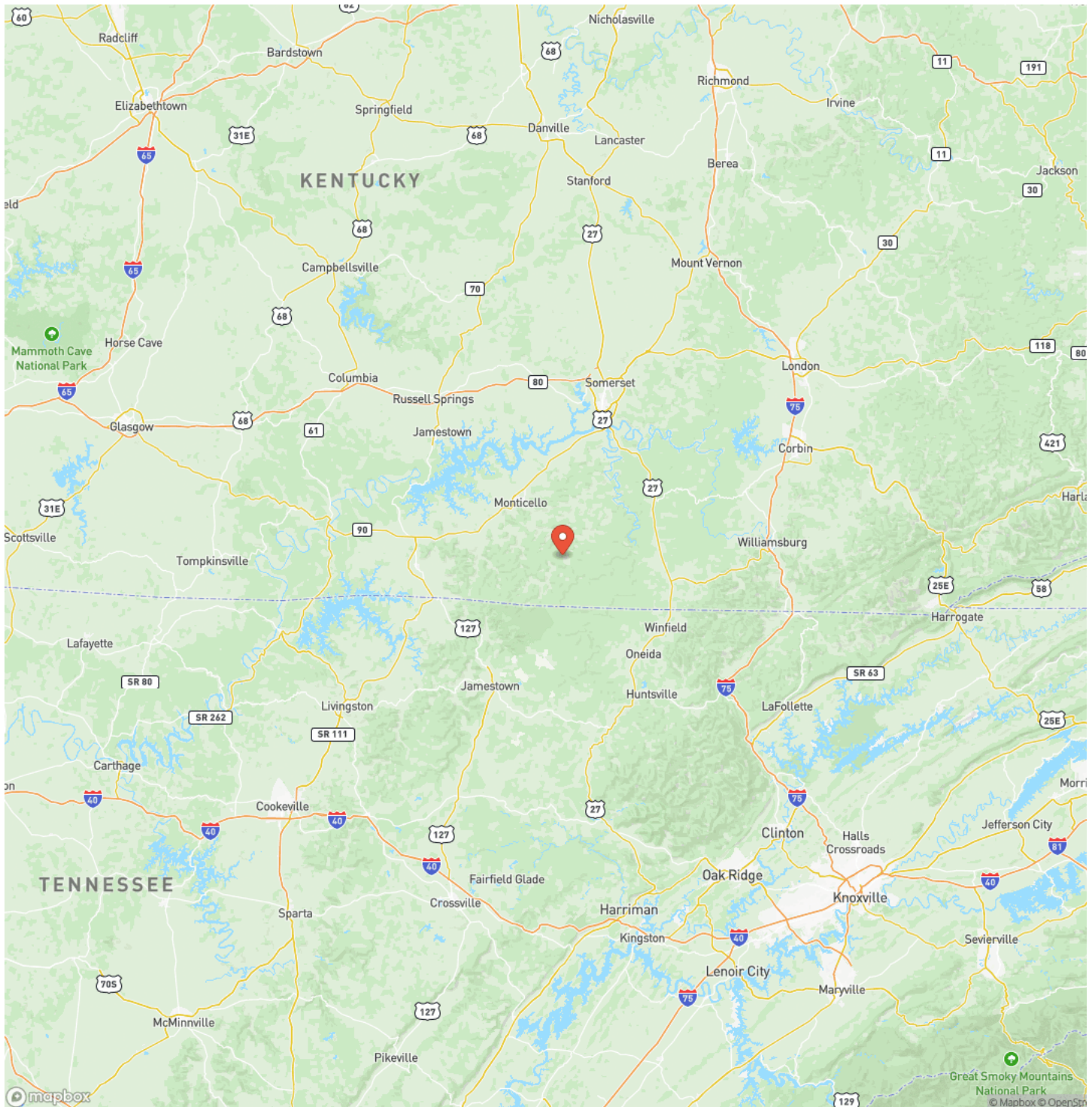




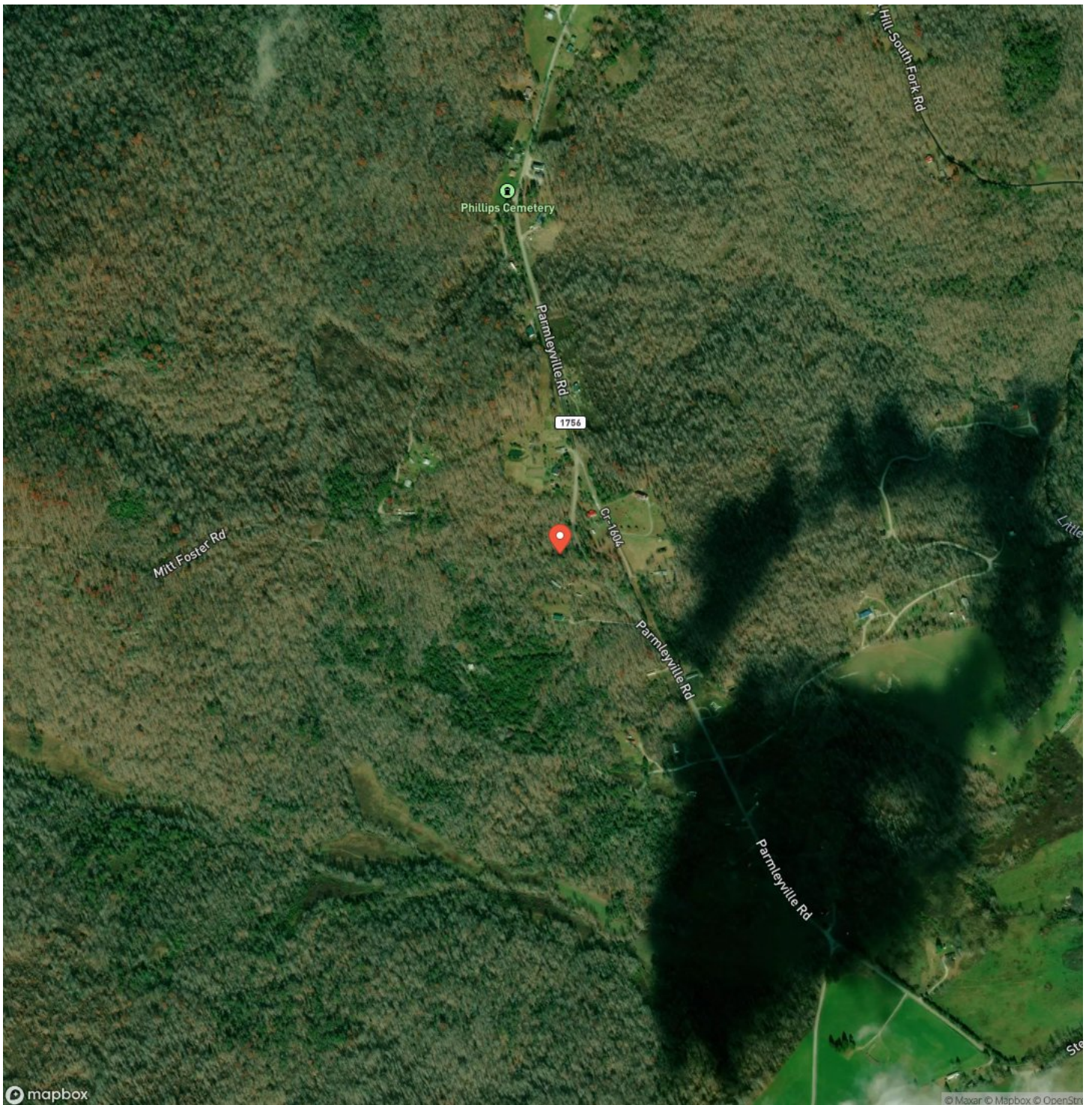
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Cameron Claunch

Mobile

(606) 425-1080

Office

(270) 524-1980

Email

cclaunch@mossyoakproperties.com

Address

819 Main Street

City / State / Zip

Munfordville, KY 42765

NOTES

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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.



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