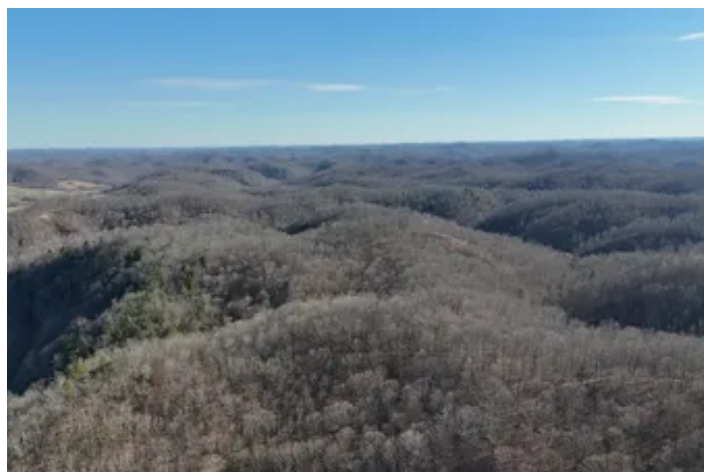


165 +/- acres Lee County, KY
0 Coal Branch Rd.
Beattyville, KY 41311

\$285,000
165± Acres
Lee County



165 +/- acres Lee County, KY
Beattyville, KY / Lee County

SUMMARY

Address

0 Coal Branch Rd.

City, State Zip

Beattyville, KY 41311

County

Lee County

Type

Hunting Land, Timberland, Riverfront

Latitude / Longitude

37.570292 / -83.621706

Acreage

165

Price

\$285,000

Property Website

<https://www.mossyoakproperties.com/property/165-acres-lee-county-ky-lee-kentucky/76369/>



165 +/- acres Lee County, KY
Beattyville, KY / Lee County

PROPERTY DESCRIPTION

This 165 +/- acre property is an outstanding opportunity for any outdoorsman seeking the perfect place to hunt, hike, or enjoy quality time with family and friends.

Bordered by the Kentucky River to the north and east, and conveniently located along Highway 52, this land offers both accessibility and natural beauty. The main entrance is easily reached via an easement off Coal Branch Road.

While exploring the property, you'll find a network of trails that travel throughout the land. As you come to the center of the property, you'll also locate a year-round stream, fed by the river.

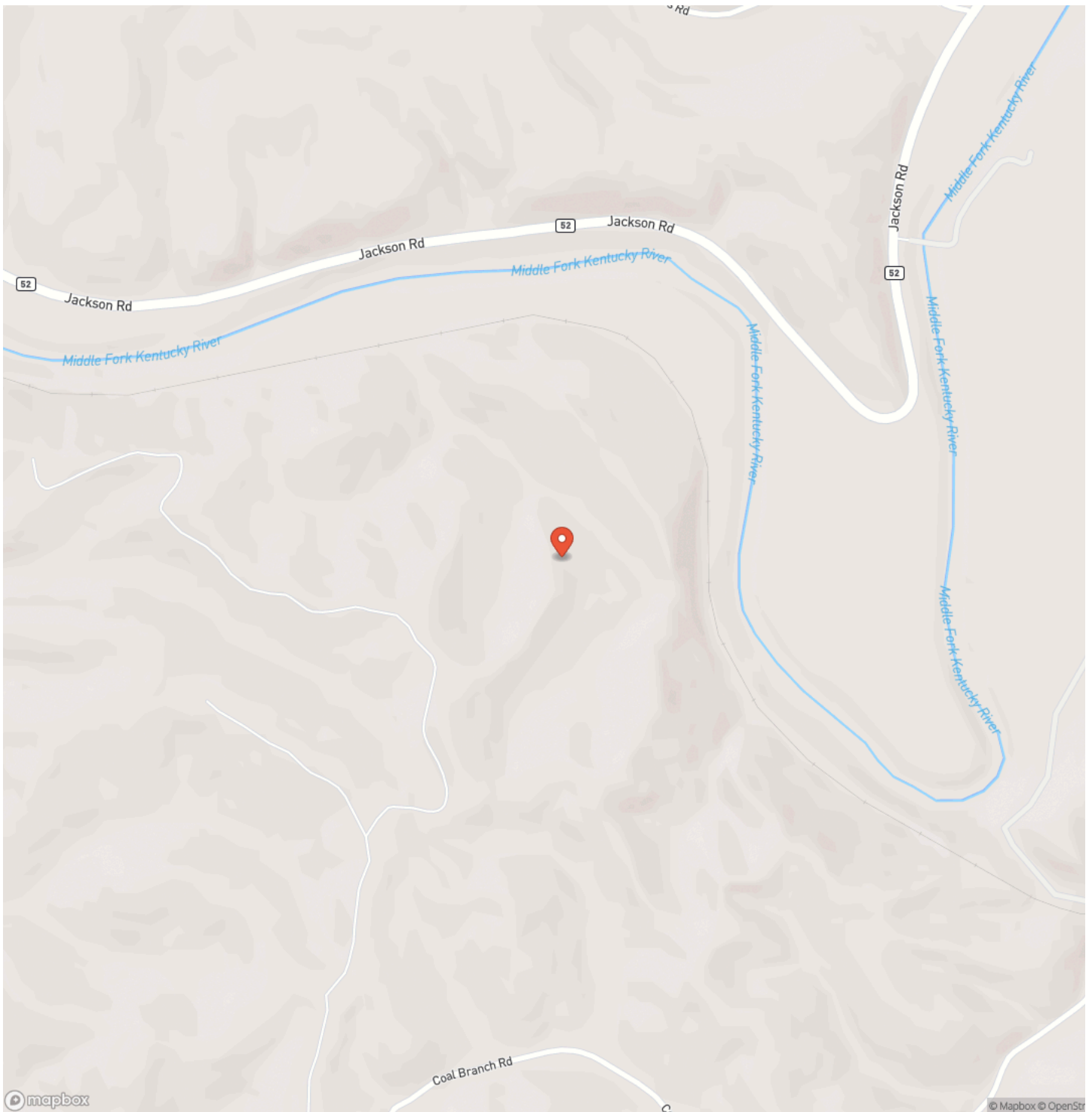
Furthermore, the mixture of timber on this property holds potential for merchantable resources, according to a recent timber evaluation.

So, if you're in the market for some hunting land, a place for family and friends, or somewhere to escape life's pressures, this property undoubtedly would be the right choice.

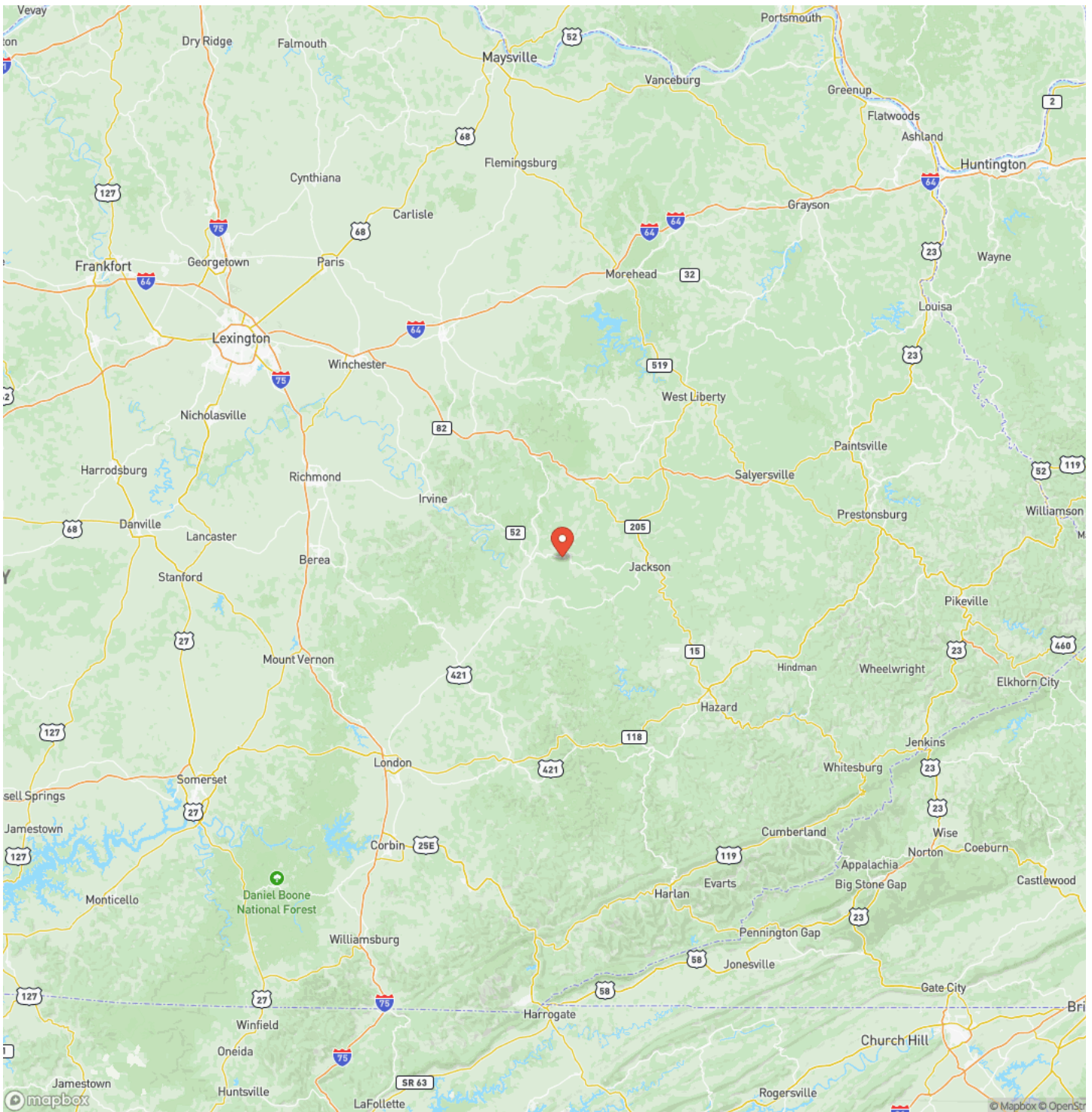
Contact me today to schedule your showing!

165 +/- acres Lee County, KY
Beattyville, KY / Lee County

Locator Map



Locator Map



165 +/- acres Lee County, KY
Beattyville, KY / Lee County

Satellite Map



165 +/- acres Lee County, KY
Beattyville, KY / Lee County

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

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



MORE INFO ONLINE:
MossyOakProperties.com

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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