

64+/- Acres in Clay County, KY  
0 N. Hwy 421  
Manchester, KY 40962

**\$63,900**  
64.325± Acres  
Clay County



**64+/- Acres in Clay County, KY  
Manchester, KY / Clay County**

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**SUMMARY**

**Address**

0 N. Hwy 421

**City, State Zip**

Manchester, KY 40962

**County**

Clay County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

37.1043 / -83.65782

**Acreage**

64.325

**Price**

\$63,900

**Property Website**

<https://www.mossyoakproperties.com/property/64-acres-in-clay-county-ky-clay-kentucky/55986/>

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**PROPERTY DESCRIPTION**

**!!!Owner Financing Available with a Motivated Price!!!**

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**Experience this picturesque, private, convenient, and attractively priced property located in the heart of the Appalachian mountains in Southeastern Kentucky.**

Ranging approximately 64 acres of unrestricted and undeveloped land, this property has something to offer for everyone. Throughout the property, you will expect to see a mixture of topography ranging from rolling hills to the mountainous terrain this beautiful area is known and loved for. The property consists of a mixture of hardwoods and also contains a small creek/branch, which runs along the Southern portion of the property. Just outside of the Western border of the property, you will find a gravel/dirt road that runs alongside Al Marcum Rd, accessible by 4x4. This road will lead to a cleared area on top of the property with some breath taking views suitable for a small, off-grid cabin.

**Located within a few miles of the property is Daniel Boone National Forrest and several WMA's providing you THOUSANDS of acres for EVEN MORE outdoor recreational oportunities such as, hunting, hiking, trail riding, horse back riding, and more!**

To make it even more appealing, this property is **only approximately 25 miles from London, KY and I-75.**

If you would like to schedule a showing of the property, please contact me today!

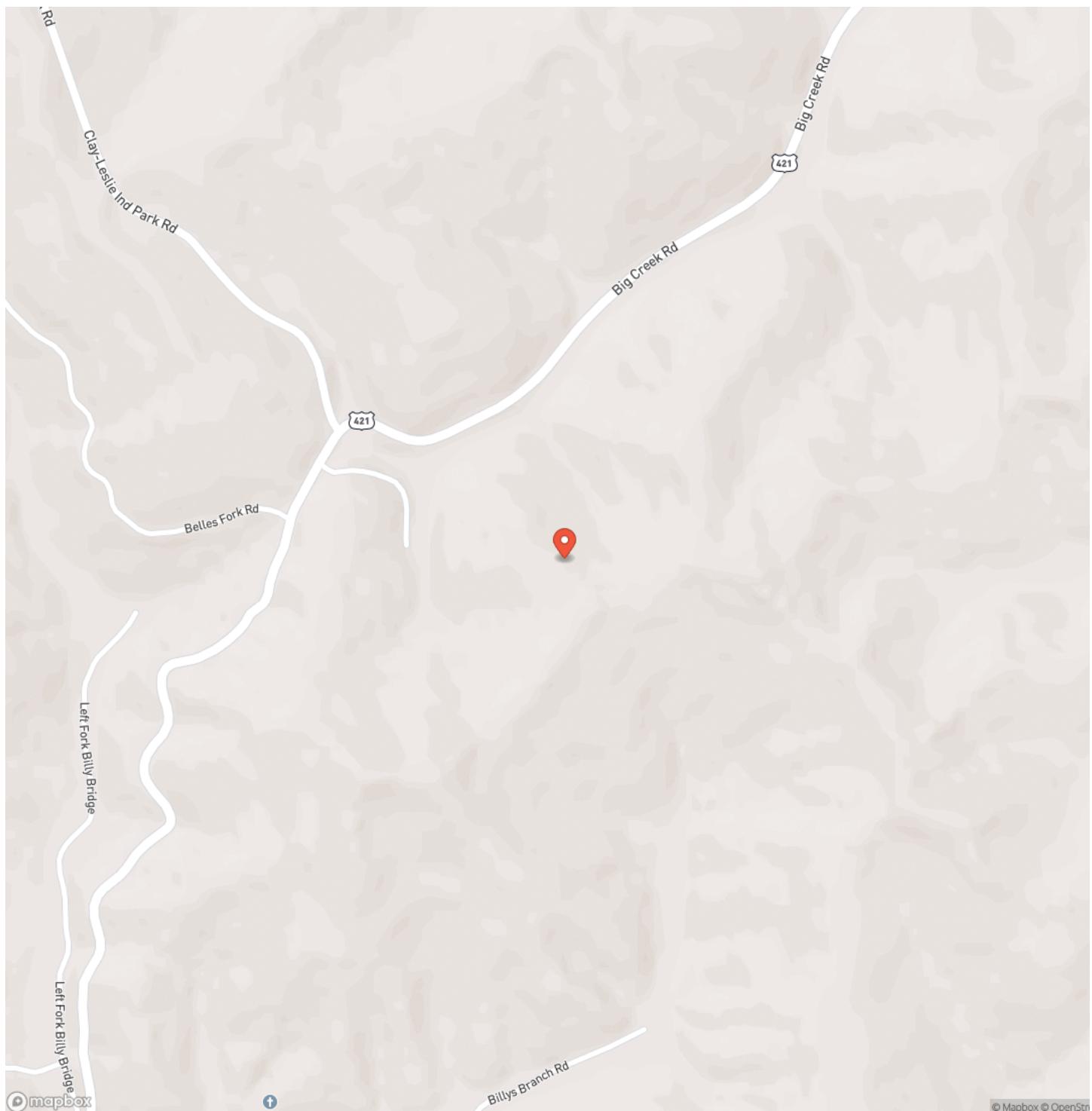
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**Owner Financing Terms:**

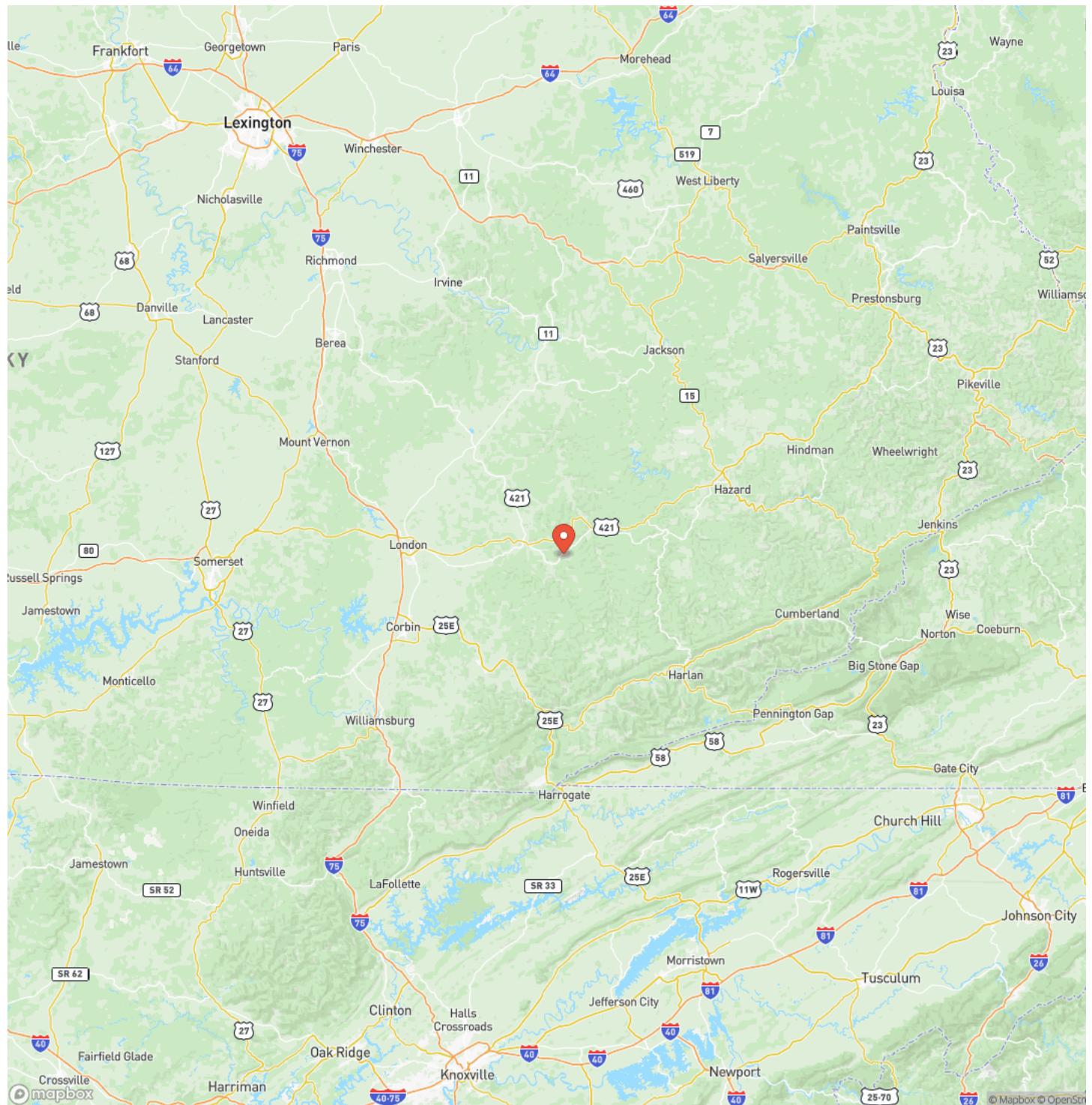
- minimum of 20% down payment
- 9.5% interest
- 5 year term

\*\*\*Property has not been surveyed. Listed acreage amount is based off boundary deed/legal description.

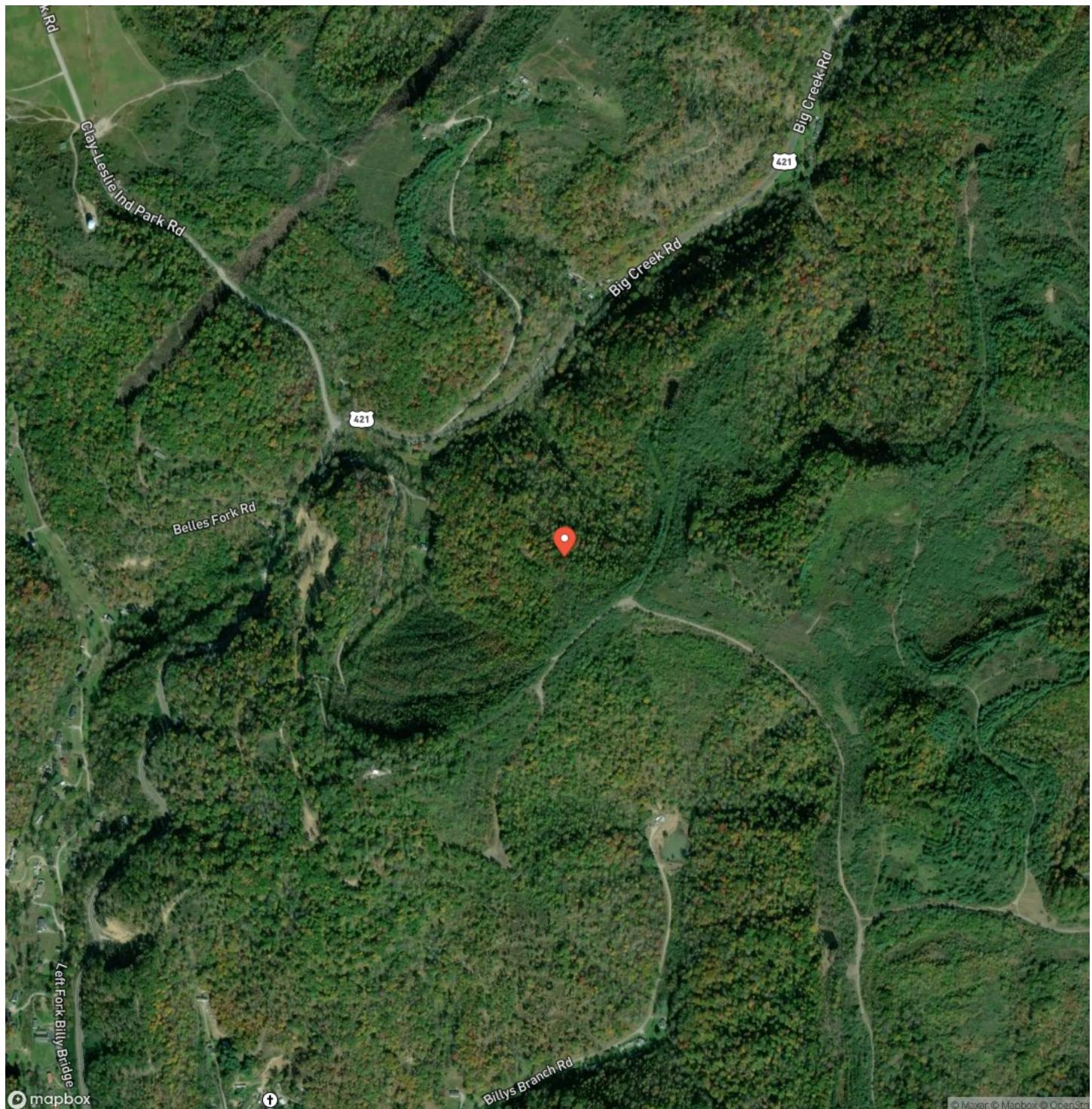
## Locator Map



## Locator Map



## Satellite Map



**MORE INFO ONLINE:**

## 64+/- Acres in Clay County, KY Manchester, KY / Clay 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**

Munfordville, KY 42765

## NOTES



## **MORE INFO ONLINE:**

## NOTES



The logo for Mossy Oak Properties Hart Realty. It features the words "MOSSY OAK" in a large, bold, red, sans-serif font. "MOSSY" is on the first line and "OAK" is on the second line, with a registered trademark symbol (®) at the top right of "OAK". Below "MOSSY OAK" is the word "PROPERTIES" in a smaller, bold, black, sans-serif font. Under "PROPERTIES" is the word "HART REALTY" in a bold, black, sans-serif font. At the bottom is the tagline "America's Land Specialist" in a smaller, italicized, black, sans-serif font.

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## **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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[MossyOakProperties.com](http://MossyOakProperties.com)

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**MORE INFO ONLINE:**

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