

62.78 Acres Adjoining Daniel Boone National Forest |
Morehead, KY
857 Thompson Cemetery Rd.
Morehead, KY 40351

\$264,500
62.78± Acres
Rowan County



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Morehead, KY / Rowan County

SUMMARY

Address

857 Thompson Cemetery Rd.

City, State Zip

Morehead, KY 40351

County

Rowan County

Type

Farms, Hunting Land, Recreational Land, Horse Property

Latitude / Longitude

38.307662 / -83.353057

Acreage

62.78

Price

\$264,500



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PROPERTY DESCRIPTION

62.78 acres including (3) ponds, (2) barns, multiple potential building sites, and direct adjacency to the Daniel Boone National Forest.

Located just outside of Morehead in Rowan County, this **62.78 acre surveyed property** (As of March 2026) offers a rare opportunity to own a **private** farm that **directly adjoins the Daniel Boone National Forest**, providing the next owner immediate access to approximately **775 additional acres of public land** to explore, hunt, and enjoy-with **thousands of additional acres of national forest nearby**.

The current owner has utilized the property for years as an occasional retreat, family getaway, and horse property. Nearly the entire farm is fenced, making it well suited for livestock or continued equestrian use.

The property features a desirable **mix of open pasture ground with wooded ridges along the perimeter**, creating excellent wildlife habitat and recreational opportunities. **Three ponds**, two of which are **stocked** with bass and catfish, are located throughout the farm, providing water for livestock and wildlife while enhancing the overall recreational use and character of the property.

Improvements include a four-stall horse barn along with an additional barn currently used for equipment storage. Attached to the equipment barn is a sleeping quarters area that includes a kitchen, dining, and living room area on the main level with an upstairs sleeping loft and bathroom. While the space has been used for weekend stays and family gatherings, a septic system will need to be installed for full residential use. An outhouse is located behind the barn within a fenced area. Utilities are available on the property, including electric and water. However, a pump/jack system will need to be installed to operate the water service.

Several locations across the property offer excellent **potential building sites with scenic views** of the surrounding countryside, providing the opportunity to build a permanent residence, cabin, or continue using the property as a recreational retreat. For sportsmen, this area is hard to beat and the property itself shows **abundant wildlife sign** including several rubs and scrapes. The combination of pasture ground which could be tillable, water sources, and direct access to the Daniel Boone National Forest creates an ideal habitat for wildlife.

Whether you're looking for a hunting property, horse farm, weekend retreat, or future homesite, this Rowan County tract offers a unique combination of privacy, recreation, and agricultural potential.

Nearby amenities (Outdoor Recreation):

Daniel Boone National Forest

Cave Run Lake & Recreational Area

Town & Convenience:

Morehead (City) ~ 8 miles - restaurants, groceries, shopping, etc.

Morehead State University

Univeristy of Kentucky St. Claire Healthcare

Quick access to I-64

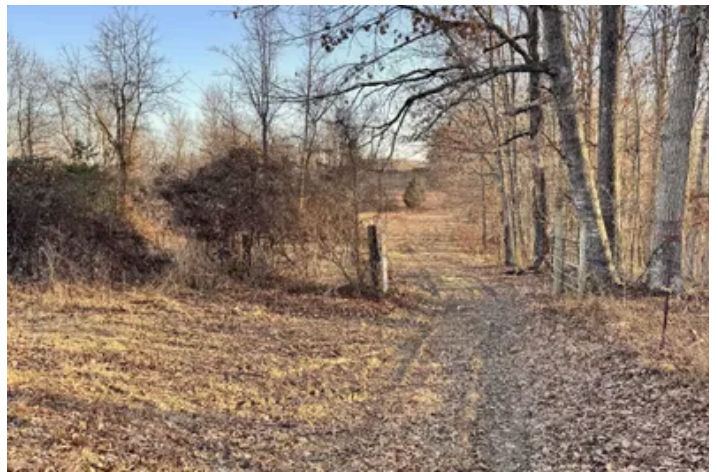
Notice:

The "living quarters" are located within a barn structure and are not represented as a permanent residence. Buyer will need to install a septic system for sewage and a pump/jack system for water service. For information regarding water service, buyers may contact Rowan Water - [606-784-9818](tel:606-784-9818).

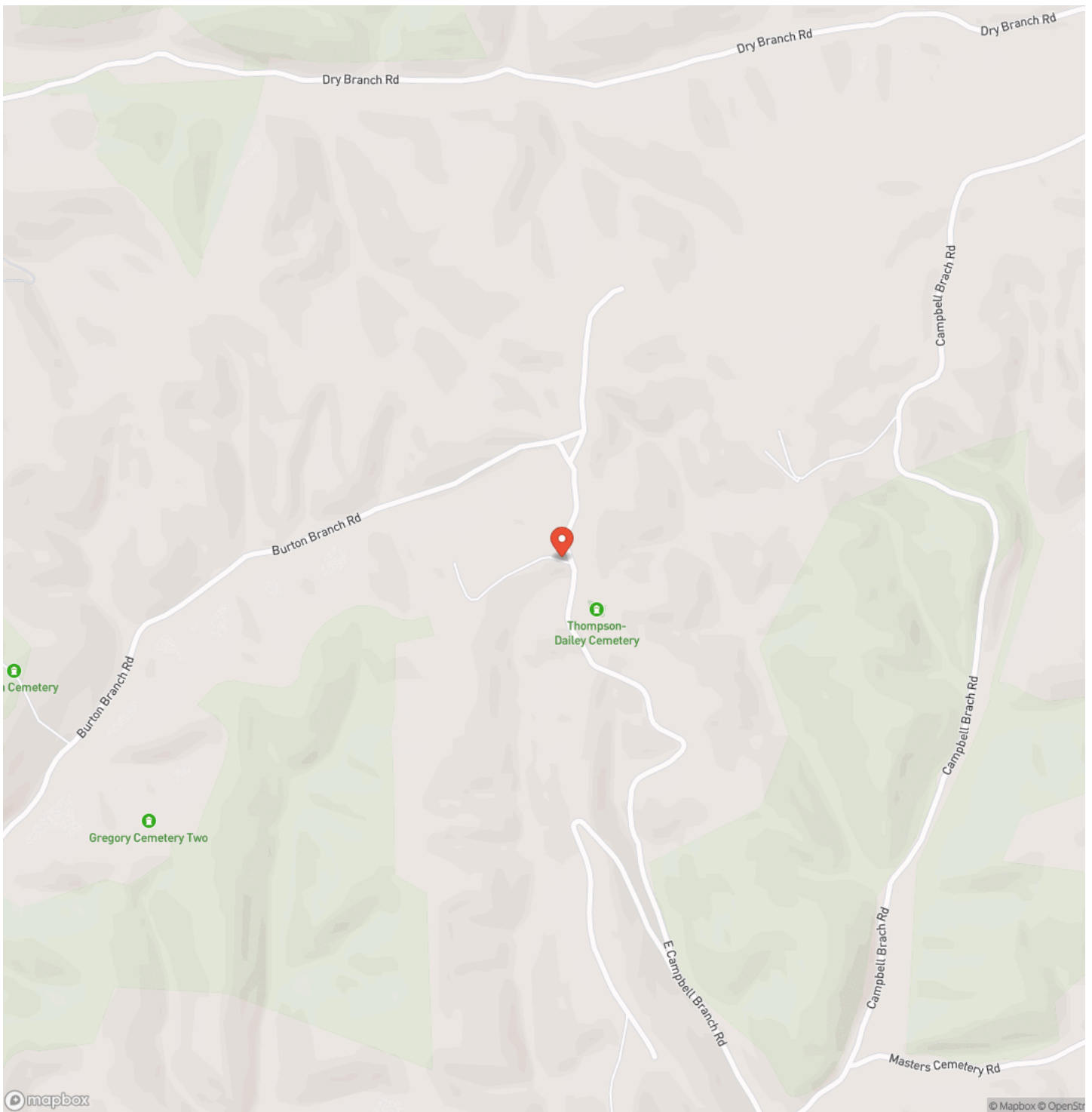




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Locator Map



Satellite Map



DISCLAIMERS

Sellers state this property was inherited from their late father. They have limited firsthand knowledge of the property, conditions of the barns, improvements, utilities, systems, structures, etc.

Buyers are encouraged to conduct any and all inspections and due diligence deemed necessary prior to closing, as the buyer is purchasing the property in its "as is" condition.



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