

Eastern KY Escape  
0 John Ritchie Branch  
Hindman, KY 41701

**\$145,000**  
125± Acres  
Knott County



**Eastern KY Escape**  
**Hindman, KY / Knott County**

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**SUMMARY**

**Address**

0 John Ritchie Branch

**City, State Zip**

Hindman, KY 41701

**County**

Knott County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

37.314121 / -83.081174

**Acreage**

125

**Price**

\$145,000



## Eastern KY Escape Hindman, KY / Knott County

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### **PROPERTY DESCRIPTION**

!!!MOTIVATED SELLER!!!

If you are interested in this property, MAKE AN OFFER. ANY and ALL offers will be reviewed and entertained by the seller.

Escape to your own slice of Appalachian wilderness with this 125 +/- acre paradise tucked deep in the rolling hills of Knott County, Kentucky. This property features beautiful mountainous terrain, potentially merchantable timber, and a clear running creek - perfect for hunting, hiking, ATV/horseback riding, and many other outdoor activities.

This property's secluded location makes it ideal for hunting or building your private getaway cabin. The remote setting offers peace and seclusion, yet you're still within reasonable driving distance of local amenities.

Whether you're looking for a recreational retreat, a hunting property, or a secluded off-grid homestead, this land offers several possibilities and natural beauty in every direction.

Key Features:

- 125 acres (BY DEED DESCRIPTION) of rolling, mountainous terrain
- Water source
- Variety of wildlife
- Remote and private location
- County maintained gravel road running along the border of the property

Don't miss your chance to own a piece of Kentucky mountain land - where the sounds of the creek and the quietness of the hills make the perfect Eastern Kentucky escape.

### ***NOTICE***

\*\*\*This property is vacant land so it does not have a physical address. The nearest address is 140 John Ritchie Branch Hazard, KY 41701. You can also type the following GPS coordinates in to your phone for directions: 37.314121, -83.081174

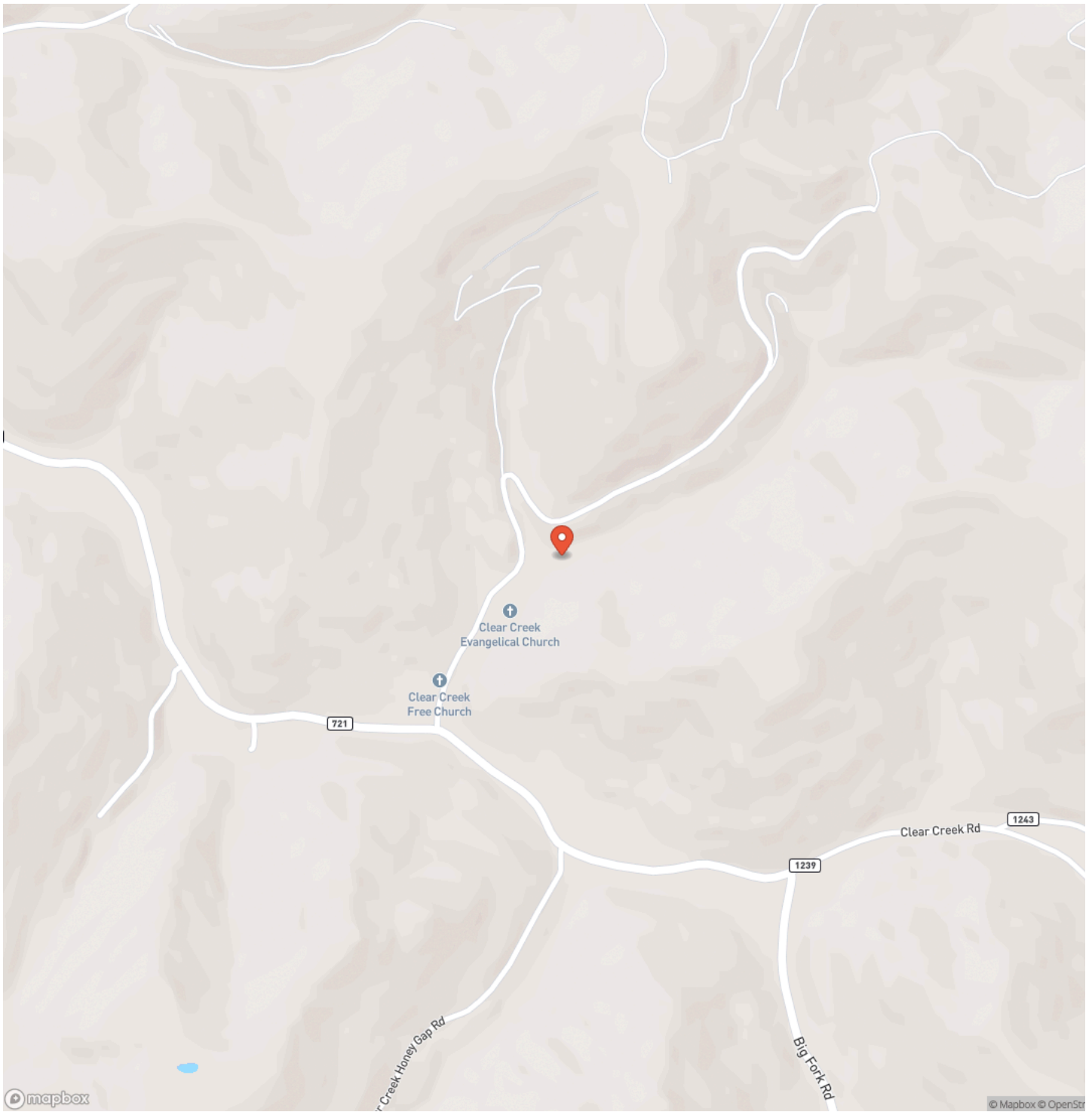
\*\*\*The listed acreage amount and sell of this property is also based on a boundary deed. The property would need to be surveyed to know the exact acreage amount.

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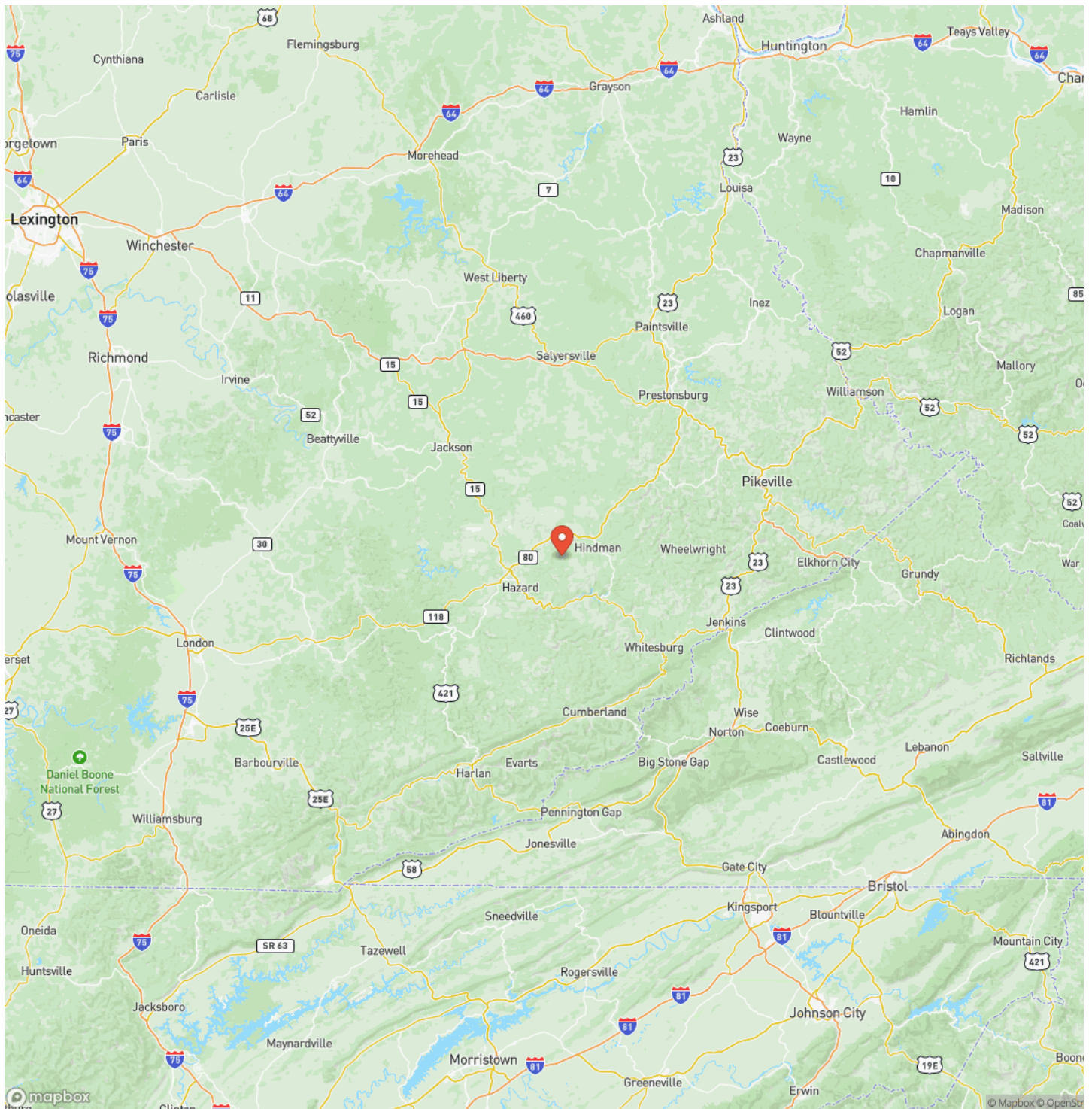
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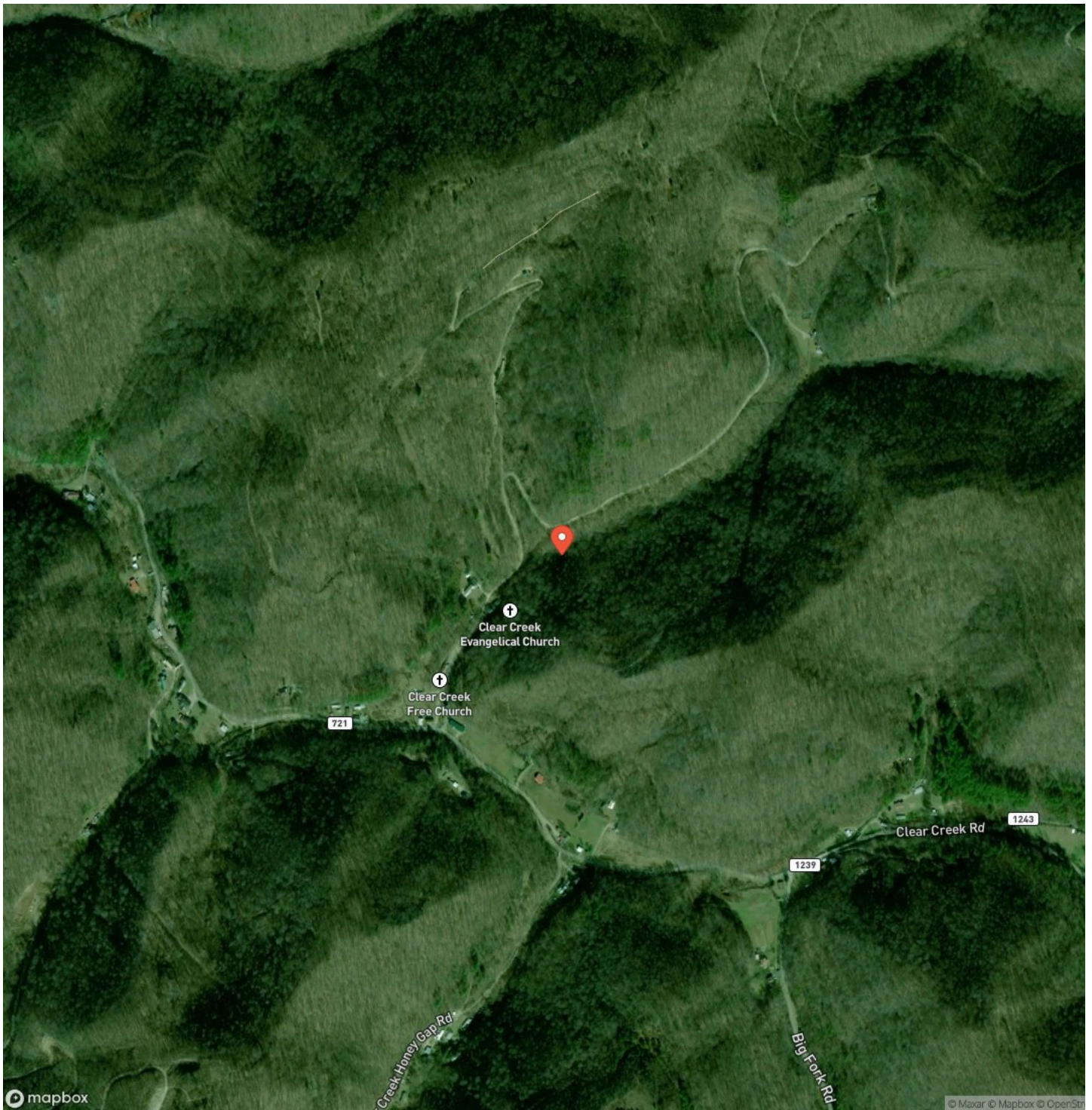
## Locator Map



# 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.



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