

Rivers Ridge Lodge
11751 W KY 8
Vanceburg, KY 41179

\$1,899,000
344± Acres
Lewis County



Rivers Ridge Lodge
Vanceburg, KY / Lewis County

SUMMARY

Address

11751 W KY 8

City, State Zip

Vanceburg, KY 41179

County

Lewis County

Type

Hunting Land, Recreational Land, Residential Property, Riverfront, Timberland

Latitude / Longitude

38.6733 / -83.4763

Dwelling Square Feet

2640

Bedrooms / Bathrooms

3 / 3.5

Acreage

344

Price

\$1,899,000

Property Website

<https://arrowheadlandcompany.com/property/rivers-ridge-lodge-lewis-kentucky/55658/>



PROPERTY DESCRIPTION

Introducing the Rivers Ridge Lodge! The Rivers Ridge Lodge sits on 344 +/- acres just next to the Ohio River in Lewis County, Kentucky! Here is an excellent opportunity to acquire a new custom constructed lodge with beautiful views of the Ohio River Valley all while being on a premier hunting property. This property offers the perfect mix of experiencing God's creation all while in the comfort of the gorgeous lodge. The 2,640 square feet custom 3 bedroom, 3.5 bathroom lodge provides ample space for family and guests. Including two luxurious master suites, this lodge is the perfect getaway to experience the outdoors! Custom tile showers and baths are featured throughout the bathrooms. Plus, enjoy the convenience of an additional half bath for added comfort.

The stunning lodge consists of custom finishes, from exposed beams to custom Amish-built cabinets and vanities with quartz countertops, showcasing precise craftsmanship throughout. The 10" European white oak floors add an upscale charm and cozy feeling. Gather around the quartz stone fireplace in the living area, creating a warm and inviting atmosphere on cool evenings. Experience the peacefulness of outdoor living with a fire pit overlooking the river, perfect for unwinding and enjoying the beauty of what Lewis County has to offer! While you will experience the peacefulness of a rural setting, the lodge also is equipped with modern amenities such as a 3000-gallon cistern with an ultraviolet filtration system, underground electric, and Starlink internet connectivity. A hidden bookshelf door entrance leads into two bonus rooms, adding a unique touch to the home's design. In addition to the lodge, the property features an attached 2-car garage with automatic doors, plus a 30x30 detached garage with a concrete floor. Sliding glass doors and oversized windows maximize the river view and natural light, while dual laundry rooms upstairs and downstairs offer added convenience. The professionally built driveway with a culvert system ensures easy access to the property.

This property is located in one of the premier trophy whitetail hunting counties in the state, found in a prime area known for its exceptional whitetail genetics. Its proximity to the Ohio River makes it highly desirable for whitetail hunting, offering unmatched access to prime hunting ground. The property has been meticulously managed to produce quality mature whitetail bucks, presenting a large population of 2-4 year old bucks poised for future growth. The seller estimates the marketable timber value to be approximately \$340,000 (buyer to verify), adding to the property's attraction. An established trail system provides easy access to all parts of the property. There are plenty of food sources for wildlife with approximately 8.5 acres of food plots, planted with soybeans, corn, and clover, and the additional acorn crop that is produced from the oak trees throughout the large timber. Fully equipped, the property features 9 elevated box blinds, 12 feeders with watering holes or water tanks, and numerous ladder tree stands. Abundant bedding areas, including cedar thickets and approximately 40 acres of selectively cut timber, enhance the habitat.

There have been multiple 200" deer harvested in the area! On top of that, the property also benefits from an abundant turkey population! Accessible from two points, it provides convenience and flexibility for hunting and recreational activities. The lodge is being offered fully furnished, and the turn-key for hunting with blinds, stands, and feeders to remain. This property is 15 +/- minutes from Vanceburg, 30 +/- minutes from Maysville, 1 hour and 15 +/- minutes to the Cincinnati airport, and under two hours from Lexington. Don't miss out on the opportunity of a lifetime to make the Rivers Ridge Lodge your very own getaway and hunting paradise! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Isaac Singer at [\(606\) 748-6458](tel:6067486458).



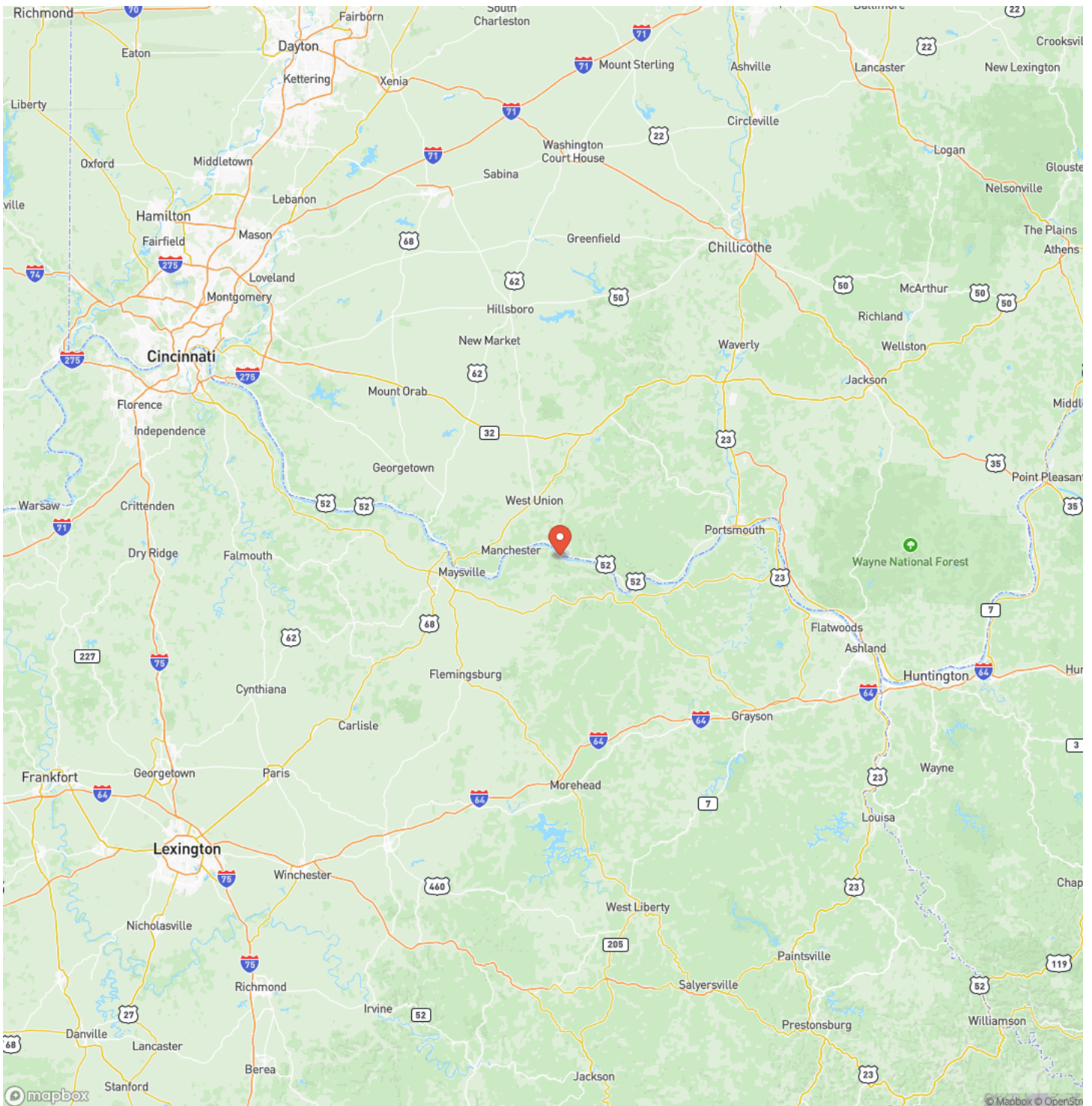
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Vanceburg, KY / Lewis County



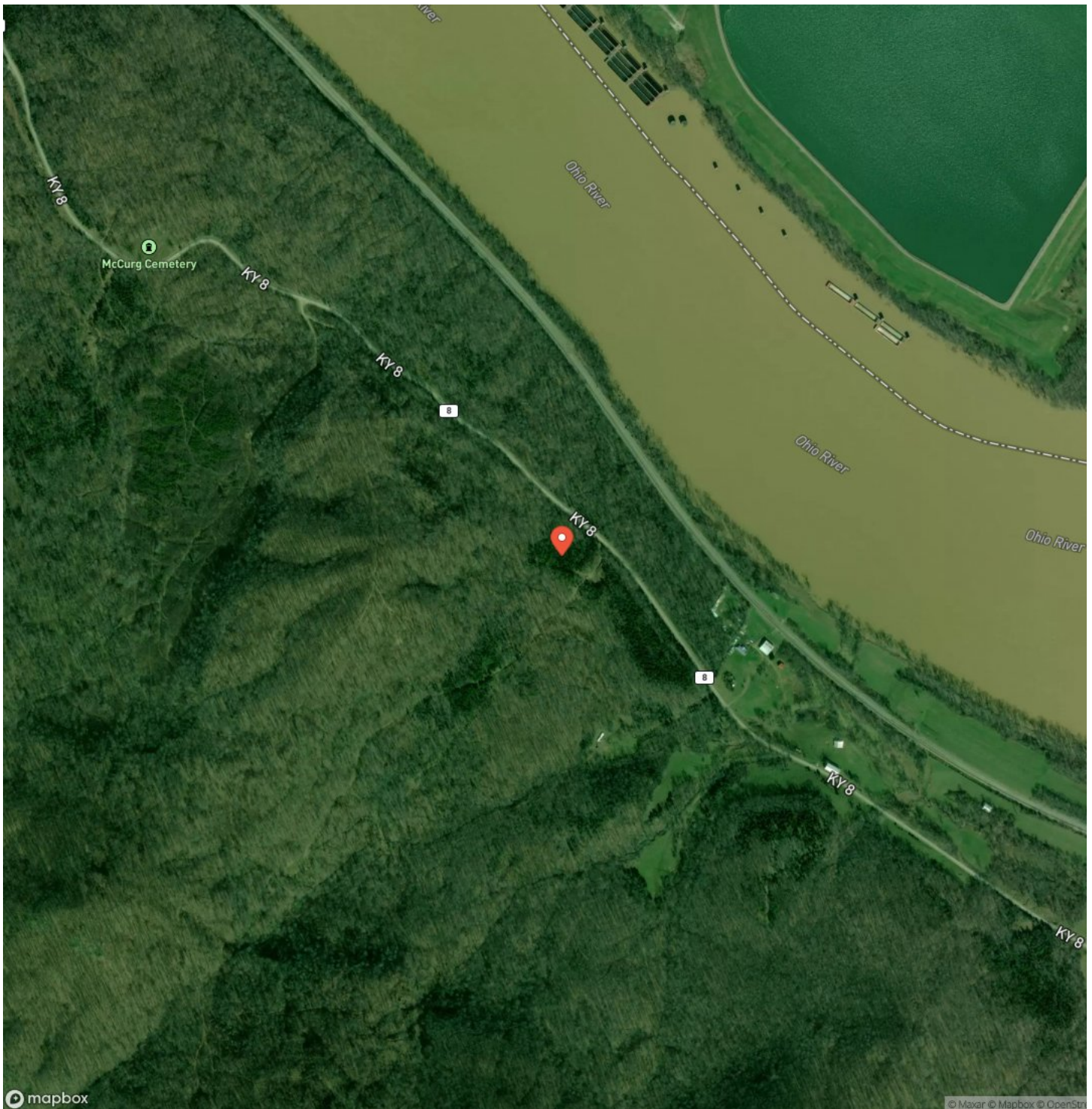
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Isaac Singer

Mobile

(606) 748-6458

Email

isaac.singer@arrowheadlandcompany.com

Address

City / State / Zip

Flemingsburg, KY 41041

NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

