

**Bachelors Rest Recreational Farm**  
419 Bachelors Rest Rd  
Falmouth, KY 41040

**\$177,000**  
30.17± Acres  
Pendleton County



**Bachelors Rest Recreational Farm  
Falmouth, KY / Pendleton County**

**SUMMARY**

**Address**

419 Bachelors Rest Rd

**City, State Zip**

Falmouth, KY 41040

**County**

Pendleton County

**Type**

Undeveloped Land, Hunting Land, Recreational Land

**Latitude / Longitude**

38.65215 / -84.2308

**Acreage**

30.17

**Price**

\$177,000

**Property Website**

<https://arrowheadlandcompany.com/property/bachelors-rest-recreational-farm/pendleton/kentucky/98048/>



## Bachelors Rest Recreational Farm Falmouth, KY / Pendleton County

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### **PROPERTY DESCRIPTION**

PRICE REDUCED! This beautiful 30.17 +/- acre property offers a great opportunity to build a primary residence or a peaceful getaway cabin in the heart of Pendleton County, Kentucky! Known as a destination county for premier whitetail deer and turkey hunting, the land provides an ideal mix of food sources and bedding areas to support abundant wildlife. Several locations throughout the property are well suited for establishing food plots, enhancing both recreational and hunting potential. A healthy blend of hardwoods and softwoods covers the rolling terrain, creating a scenic and diverse landscape. With a nicely established trail system for easy access and enjoyment, this tract is well suited for those seeking a private retreat, hunting property, or future homesite! Be sure to check out the trail camera history on the property to see the quality of whitetail deer that it produces! 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) .

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



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## Locator Map

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## Locator Map

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## Satellite Map

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## **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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