

Cabin Creek Hunting Property
0 Cabin Creek Rd
Maysville, KY 41056

\$445,000
113.700± Acres
Mason County



Cabin Creek Hunting Property
Maysville, KY / Mason County

SUMMARY

Address

0 Cabin Creek Rd

City, State Zip

Maysville, KY 41056

County

Mason County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

38.6075 / -83.6297

Acreage

113.700

Price

\$445,000

Property Website

<https://arrowheadlandcompany.com/property/cabin-creek-hunting-property-mason-kentucky/55953/>



PROPERTY DESCRIPTION

Introducing the Cabin Creek Hunting Property! This property has it all, including top-shelf whitetail and turkey hunting, smallmouth bass fishing, and additional recreational opportunities. Check out the trail cam pictures in the listing photos! Located just minutes away from the Ohio River, this property boasts a prime location in an excellent genetic area for whitetail hunting. Your retreat comes complete with a cozy hunting cabin offering modern amenities including electricity, air conditioning and heating units, and a refrigerator. Enjoy breathtaking views of the valley from the porch, making it the perfect spot to unwind after a day of hunting. A large barn with a gravel floor provides an excellent area to store equipment, also featuring electricity and two additional rooms that could serve as extra housing. A wood stove is already in place, ensuring warmth during cooler months. You'll find a gated entrance with freshly laid gravel leading up to the cabin. In addition, there is county water available at the road. The property is strictly managed for mature whitetail deer, with only deer 4.5 years old and with a minimum of 140 inches being harvested. Enjoy an excellent trail system, several established food plots with perennial blends including clovers, chicory, and alfalfa. This property is turn key and fully equipped for hunting with an elevated blind, ground blind, and eight ladder stands provided. The excellent trail cam history showcases the history of proven genetics. Additionally there are three large mineral sites that have been established for years and a nice pond that is highly used. Also, the property extends to the center of Cabin Creek, offering additional recreational opportunities including smallmouth and white bass fishing. With two gated entrances off of Cabin Creek Rd, it provides more flexibility in reaching stand locations based on wind direction. 15 +/- minutes to Maysville, KY. Don't miss this rare opportunity to own your own hunting get-away! If you would like more information or would like to schedule a viewing please contact Isaac Singer at [606-748-6458](tel:606-748-6458).



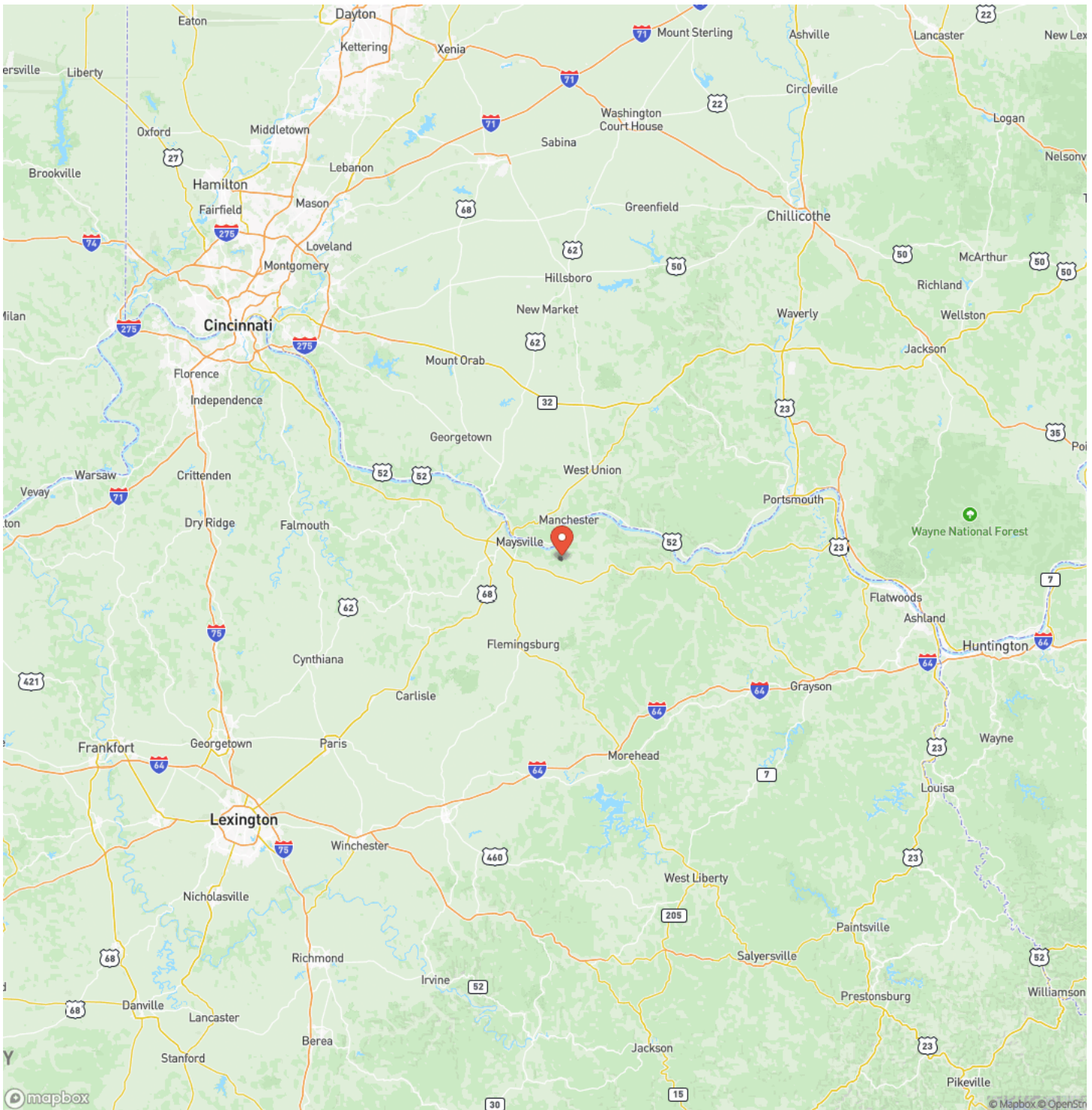
Cabin Creek Hunting Property
Maysville, KY / Mason County



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

[illegible]

This image shows a blank sheet of white paper with horizontal 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

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.



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

