

Sportsman's Paradise With Living Quarters
O KY 344
Vanceburg, KY 41179

\$399,000
123± Acres
Lewis County



Sportsman's Paradise With Living Quarters Vanceburg, KY / Lewis County

SUMMARY

Address

O KY 344

City, State Zip

Vanceburg, KY 41179

County

Lewis County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

38.4721 / -83.4139

Acreage

123

Price

\$399,000

Property Website

<https://arrowheadlandcompany.com/property/sportsman-s-paradise-with-living-quarters-lewis-kentucky/98029/>



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PROPERTY DESCRIPTION

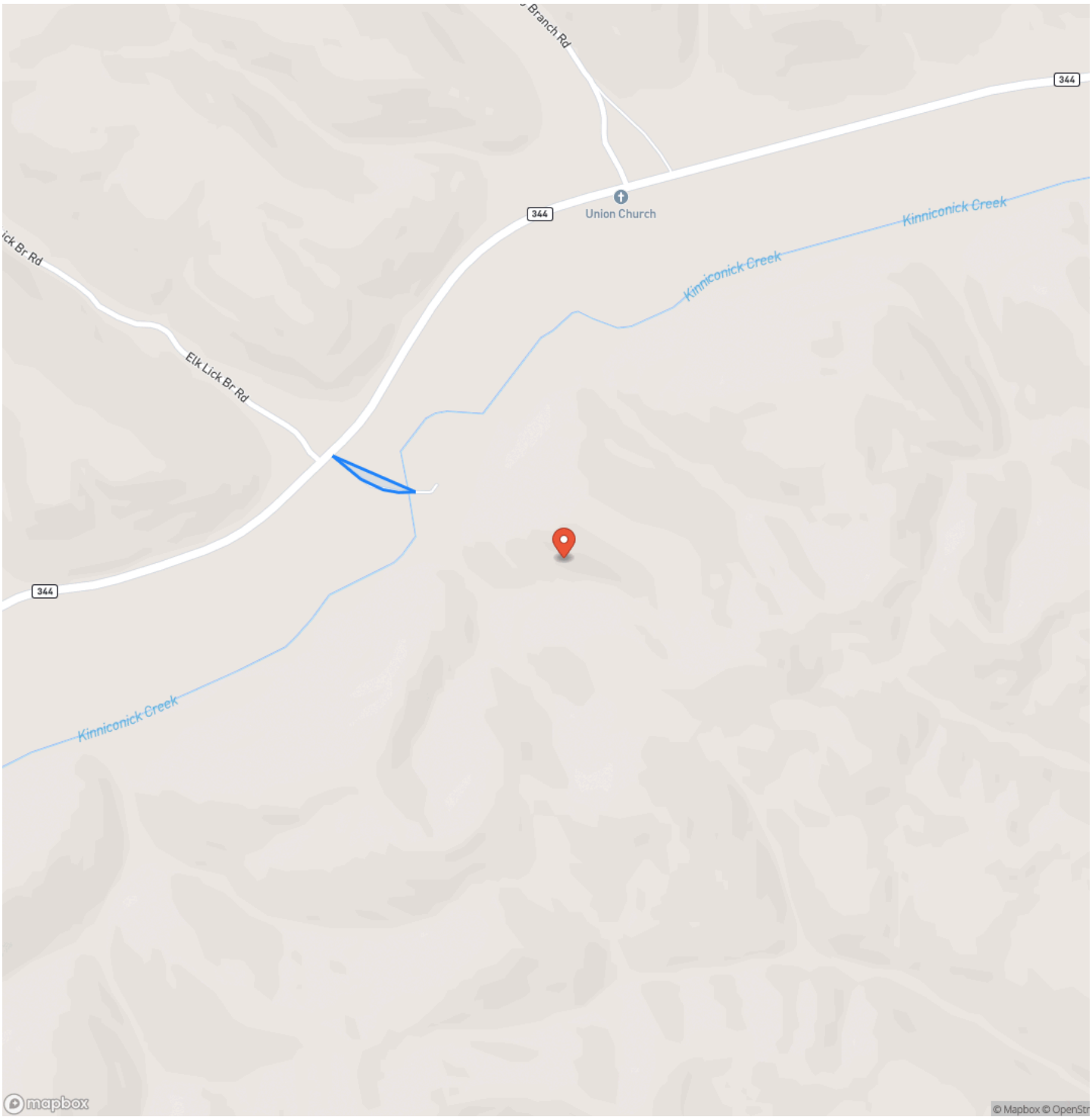
Encompassing 123 +/- acres of diverse and well-managed habitat in Lewis County, Kentucky, this property is a true sportsman's retreat with exceptional whitetail deer and turkey hunting! The land has a proven history of producing quality bucks, supported by established genetics, abundant mast-producing hardwoods, and thoughtfully placed improvements including two Banks blinds and two gravity feeders. Kinniconick Creek adjoins the property, offering a dependable, year-round water source for wildlife, while two additional ponds serve as ideal watering holes throughout the farm. Approximately 15 +/- acres of open ground provide excellent opportunities for crops or food plots, highlighted by a productive creek bottom where corn was planted last season and a ridge-top food plot that has been carefully maintained and planted with a variety of food sources over the years. The property is enhanced by a well-built barn with finished living quarters on the upper level, making it ideal for extended stays or hunting camp use. The living space includes a spacious bedroom that comfortably sleeps three, along with a living area, kitchen, bathroom, and a walkout balcony overlooking the land. Electric baseboard heat, electric service, and water are already in place. The lower level of the barn offers ample room for equipment storage and a workshop, adding both convenience and functionality. This is a turn-key recreational property that combines quality hunting, excellent habitat, and comfortable accommodations all in one exceptional offering! Take advantage of this amazing opportunity to make this property yours! 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.

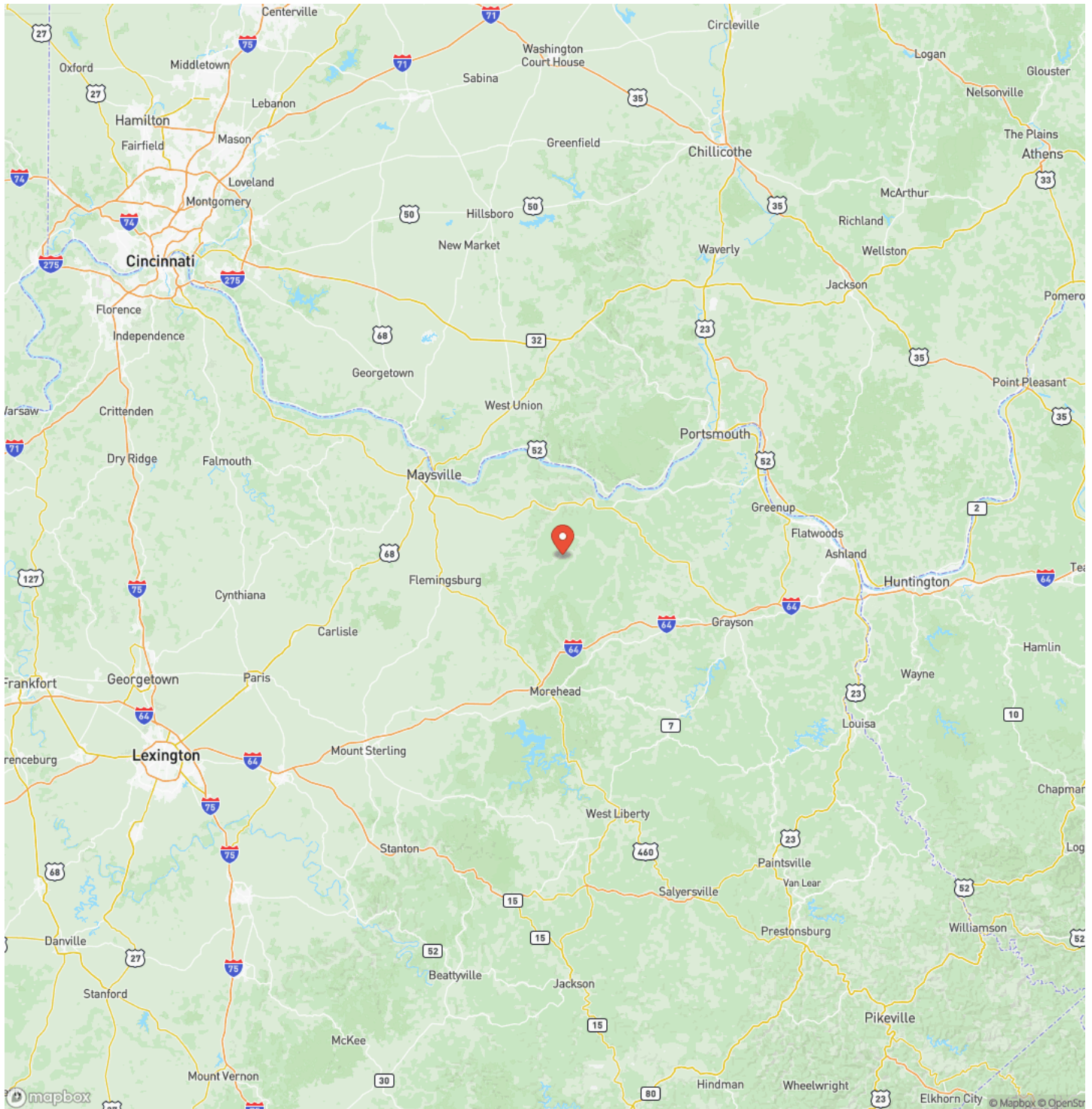
Sportsman's Paradise With Living Quarters
Vanceburg, KY / Lewis County



Locator Map



Locator Map



Satellite Map



Sportsman's Paradise With Living Quarters

Vanceburg, KY / Lewis County

LISTING REPRESENTATIVE

For more information contact:



Representative

Isaac Singer

Mobile

(606) 748-6458

Email

isaac.singer@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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.

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings present.



www.arrowheadlandcompany.com

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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