

**Cooper Ridge Meadows Fork Hunting Farm**  
0 Cooper Ridge Rd  
Olive Hill, KY 41164

**\$299,000**  
139.1± Acres  
Carter County



**Cooper Ridge Meadows Fork Hunting Farm**  
**Olive Hill, KY / Carter County**

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**SUMMARY**

**Address**

0 Cooper Ridge Rd null

**City, State Zip**

Olive Hill, KY 41164

**County**

Carter County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

38.42905 / -83.214904

**Acreage**

139.1

**Price**

\$299,000

**Property Website**

<https://arrowheadlandcompany.com/property/cooper-ridge-meadows-fork-hunting-farm/carter/kentucky/99400/>



## Cooper Ridge Meadows Fork Hunting Farm Olive Hill, KY / Carter County

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### **PROPERTY DESCRIPTION**

PRICE REDUCED! Discover your own slice of Kentucky heaven on this exceptional 139.1 +/- acre tract in Carter County, perfectly positioned as a premier whitetail and turkey hunting destination! Renowned for its excellent whitetail genetics, this property delivers consistent opportunities to harvest quality bucks and abundant turkeys amid rolling terrain and diverse habitat. The fertile creek bottoms are ideal for establishing food plots, with the beautiful blue-lined Meadows Fork stream meandering through the lower fields-providing year-round water sources that attract and hold game. Surrounding timberland features primarily mature hardwoods, offering outstanding cover, mast production, and future timber value as a smart long-term investment. Remnants of old barns and stone chimneys dot the landscape, adding authentic Appalachian character and a tangible connection to the property's history. The location is unbeatable for the outdoor enthusiast! The property is less than 30 +/- minutes to Carter Caves State Resort Park for world-class cave tours, hiking, and exploration, and approximately 45 +/- minutes to Grayson Lake and Grayson Lake State Park, where boating, fishing, camping, and additional trails await. This property is a true recreational haven! Beyond its hunting opportunities, you are given the chance to pitch a tent or set up camp along the peaceful stream for overnight escapes, with the gentle flow creating a soothing backdrop for evenings around the fire. Explore hiking trails through the hardwood ridges and fertile bottoms, where you can spot wildlife, enjoy seasonal wildflowers, and immerse yourself in the tranquility of nature. With quick access to nearby Carter Caves State Resort Park (less than 30 +/- minutes away) for guided cave tours, additional hiking, and more, plus Grayson Lake and Grayson Lake State Park (about 45 +/- minutes) for boating, fishing, and trails, this farm serves as your private basecamp for endless Eastern Kentucky adventures! Whether you're seeking a dedicated hunting retreat, a family legacy property, or a blend of recreation and timber investment, this gem in Carter County offers privacy, and endless potential. Don't miss your chance to own one of the region's top hunting and investment opportunities! 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







## **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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