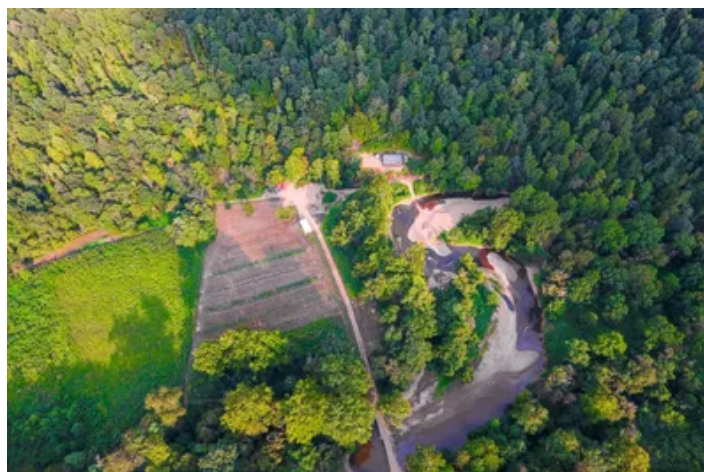
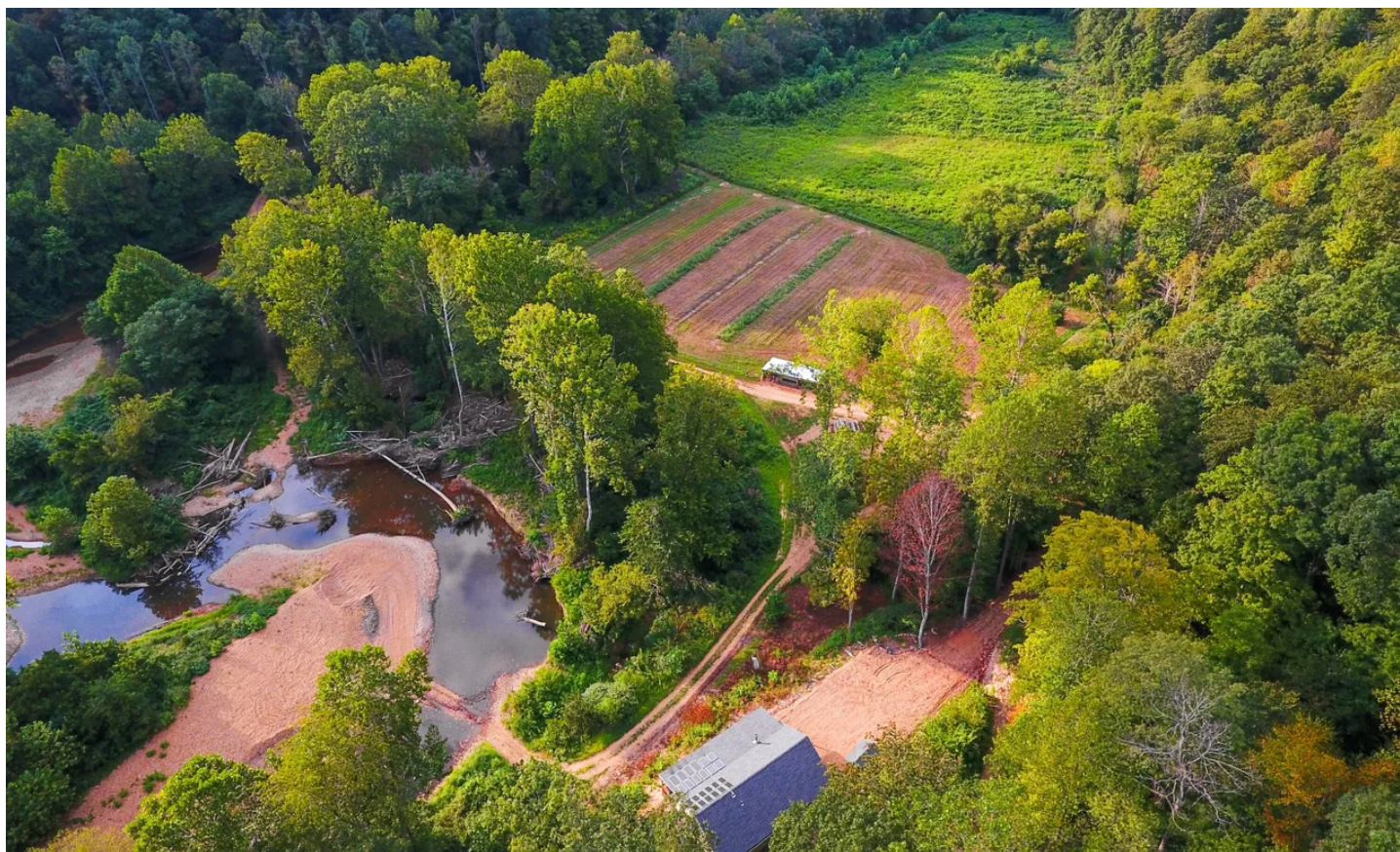


Off-Grid Kinniconick Creek Hunting Retreat
1581 KY 344
Vanceburg, KY 41179

\$325,000
82.370± Acres
Lewis County



Off-Grid Kinniconick Creek Hunting Retreat Vanceburg, KY / Lewis County

SUMMARY

Address

1581 KY 344

City, State Zip

Vanceburg, KY 41179

County

Lewis County

Type

Farms, Hunting Land, Single Family, Recreational Land, Residential Property, Timberland

Latitude / Longitude

38.50863 / -83.343553

Dwelling Square Feet

960

Bedrooms / Bathrooms

2 / 1

Acreage

82.370

Price

\$325,000

Property Website

<https://arrowheadlandcompany.com/property/off-grid-kinniconick-creek-hunting-retreat-lewis-kentucky/88437/>



Off-Grid Kinniconick Creek Hunting Retreat Vanceburg, KY / Lewis County

PROPERTY DESCRIPTION

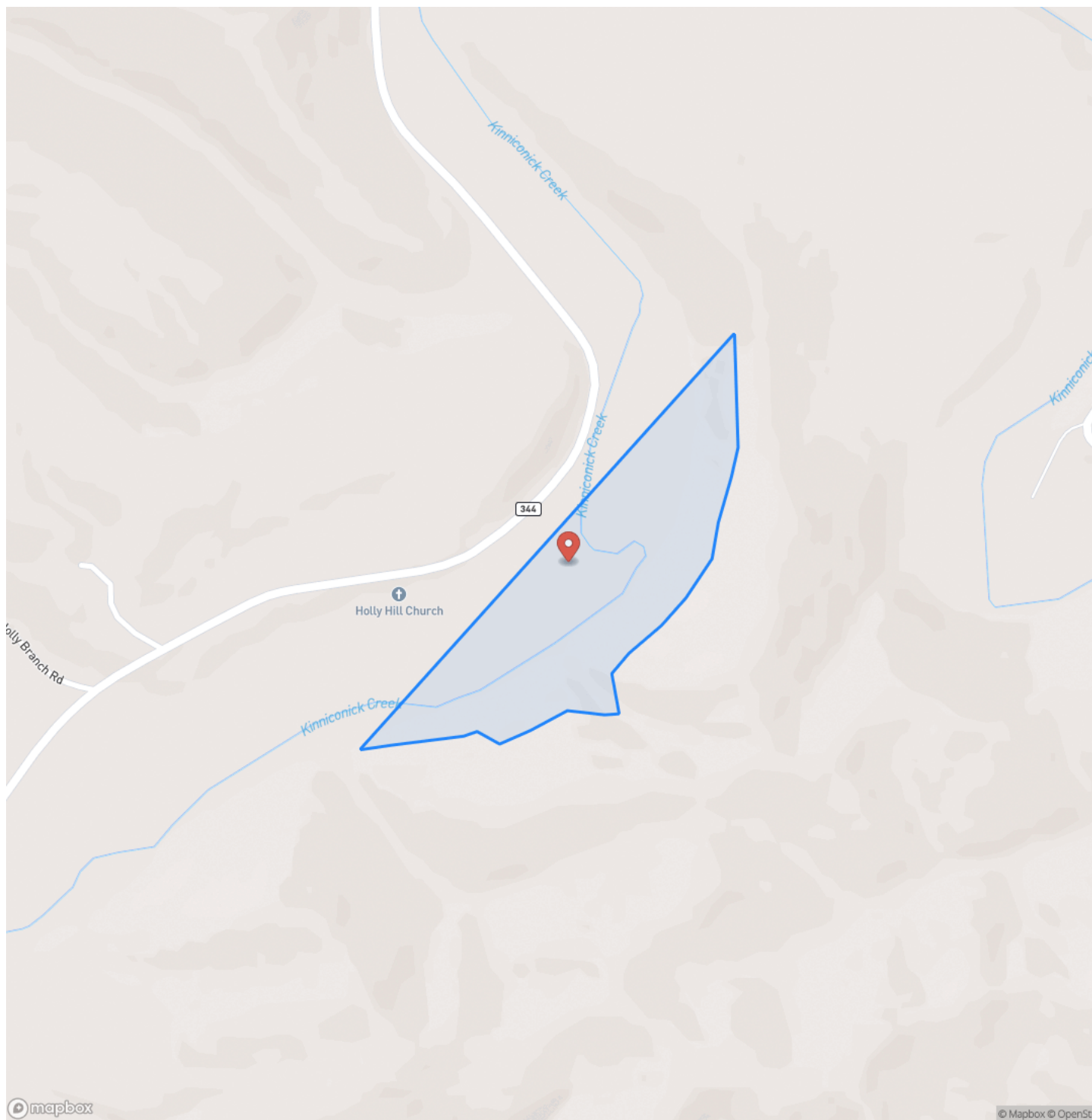
Take a look at this awesome 82 +/- acre property in Lewis County, Kentucky! This property offers the perfect combination of off-grid living, prime wildlife habitat, and natural beauty along the banks of Kinniconick Creek. Recently surveyed, this land is situated in a highly sought-after area known for its trophy whitetail deer, with excellent genetics and an ideal mix of hardwood timber, mast-producing oaks, and several small food plots scattered throughout. The mature timber stand not only provides outstanding habitat but also holds potential for future income. A fertile creek bottom offers a versatile space that could be expanded into a larger food plot, developed into a garden, or fenced for livestock. The property features a 960 sq. ft. off-grid cabin that blends rustic charm with modern sustainability. The home is completely solar-powered and utilizes a rainwater catchment system for water supply. Inside, you'll find a comfortable living space with mini-split heating and cooling, as well as a wood stove and propane wall heaters for additional warmth. A covered front porch overlooks the scenic Kinniconick Creek, providing a peaceful setting to relax and take in the natural surroundings. In addition to its hunting and homesteading potential, the property offers excellent recreational opportunities. Kinniconick Creek is known for its fishing and kayaking, making this a perfect getaway for outdoorsmen. Whether you're looking for a private retreat, an off-grid lifestyle, or land with long-term value, this unique property is a rare find! 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.

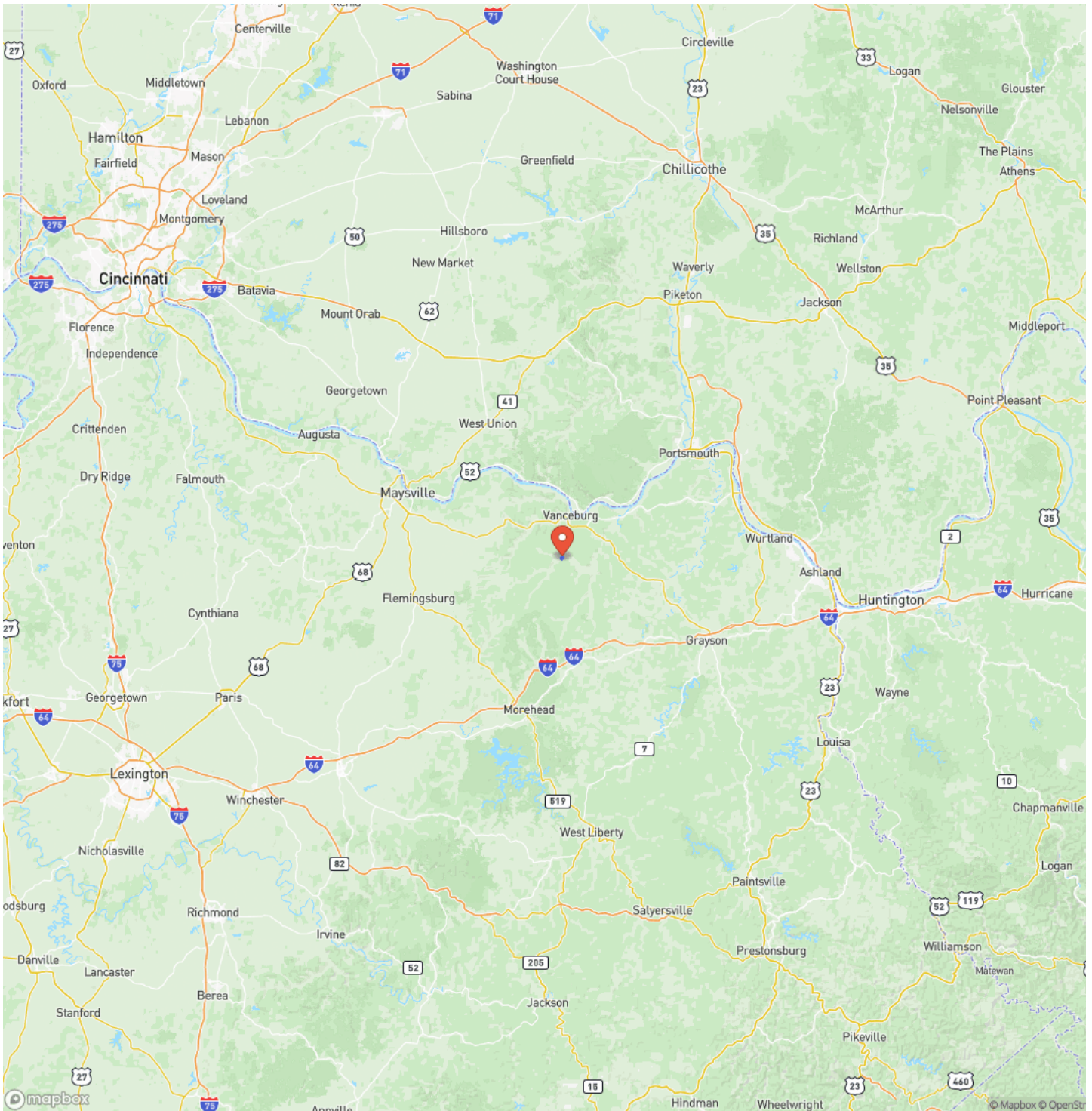
**Off-Grid Kinniconick Creek Hunting Retreat
Vanceburg, KY / Lewis County**



Locator Map



Locator Map



Satellite Map



Off-Grid Kinniconick Creek Hunting Retreat 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

[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.

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