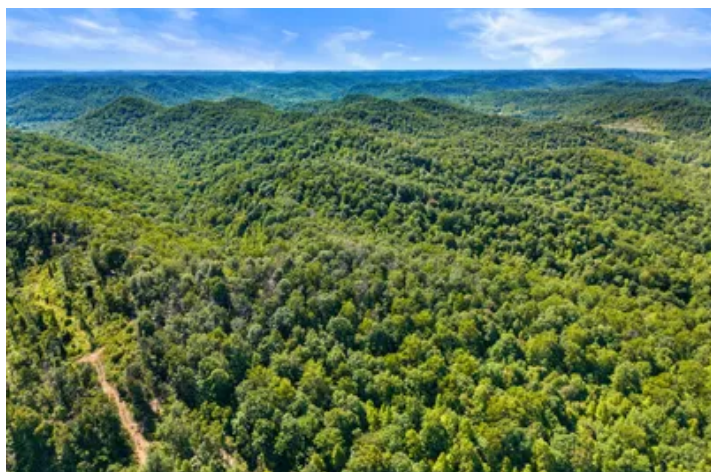


Private Country Living with Guest House
115 Silver Linden Ln
Vanceburg, KY 41179

\$599,000
169.53± Acres
Lewis County



Private Country Living with Guest House
Vanceburg, KY / Lewis County

SUMMARY

Address

115 Silver Linden Ln

City, State Zip

Vanceburg, KY 41179

County

Lewis County

Type

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

Latitude / Longitude

38.568863 / -83.249329

Dwelling Square Feet

2,160

Bedrooms / Bathrooms

4 / 2

Acreage

169.53

Price

\$599,000

Property Website

<https://arrowheadlandcompany.com/property/private-country-living-with-guest-house/lewis/kentucky/93640/>



Private Country Living with Guest House Vanceburg, KY / Lewis County

PROPERTY DESCRIPTION

PRICE REDUCED! Take a look at this outstanding property in Lewis County, Kentucky featuring a beautiful 4-bedroom, 2-bath home offering approximately 2,160 sq. ft. of living space, sitting on 169.53 surveyed acres of rolling Appalachian hardwoods. With its combination of comfort, charm, and outdoor adventure, this property offers endless possibilities! Step inside and enjoy hardwood floors throughout and an inviting layout perfect for everyday living or entertaining. The spacious kitchen features abundant cabinet and counter space and flows seamlessly into the adjoining dining area. The master suite offers a luxurious tile walk-in shower, while a bonus room (currently used as an office) provides flexible living options. Each of the bedrooms is generously sized, offering plenty of room to relax and unwind. Most feature walk-in closets, and while one bedroom currently does not have a closet, one could easily be added if desired. Relax by the wood-burning fireplace, or take in the beautiful surroundings from the covered front porches on both the first and second levels. Out back, entertain in style with a covered deck complete with an outdoor fireplace and pizza oven. The home also includes central heat and air and a 2-car garage. Additionally, the property features a guest house currently operating as an Airbnb, generating approximately \$10,000 per year. This space is perfect for guests, extended family, or continued rental income. Several additional outbuildings provide plenty of storage and utility space. Outdoorsmen and hunters will appreciate the property's prime whitetail deer and turkey hunting, situated in one of Kentucky's top whitetail destination counties! The land features rolling hardwood ridges filled with mast-producing oak trees, offering both excellent wildlife habitat and strong long-term timber investment potential. You will not want to miss out on seeing the trail camera photos! This is more than a home - it's a lifestyle! Whether you're looking for a private residence, income-producing property, or a sportsman's paradise, this one-of-a-kind Kentucky retreat has it all. 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.

Private Country Living with Guest House
Vanceburg, KY / Lewis County



Locator Map



Locator Map



Satellite Map



Private Country Living with Guest House 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

Flemingsburg, KY 41041

NOTES

[illegible]

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. There are no margins, text, or other markings on the paper.



<https://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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