



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

112± ACRES
PULASKI COUNTY, KY
\$299,999

ADJACENT TO THE CUMBERLAND RIVER

OFFICE (270) 795-1080 | WWW.SMALLTOWNPROPERTIES.COM

THE PULASKI 112

PROPERTY PROFILE

LOCATION:

- 1205 Tateville Antioch Road
Burnside, KY 42519
- Pulaski County
- 11± Miles S of Somerset
- 90± Miles S of Lexington
- 140± Miles SE of Louisville

COORDINATES:

- 36.97305, -84.5684

TAX INFORMATION:

- TBD

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site
- Timber

PROPERTY INFORMATION:

- 112± Rural Acres
- Mixed Timber
- Extensive Trail System
- Deer & Wildlife



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JON TOELKE

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2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PULASKI 112

WELCOME TO THE PULASKI 112! Located outside of Burnside in Pulaski County, Kentucky, this incredible 112± acre tract consists of five separate but connected parcels, combined by the seller to create one outstanding property. Situated along the Cumberland River, the Pulaski 112 offers a wide range of exciting opportunities for recreation, investment, or a private retreat.

An extensive trail system is easily accessible via a private road that runs directly behind the property. The majority of the acreage is heavily wooded with a beautiful mix of hardwoods and evergreens, providing excellent habitat and privacy. A few small clearings are already in place and would be ideal for a cabin site or campsite. While there is currently no electricity on the property, don't let that limit your vision. Several nearby landowners have successfully built off-grid cabins using solar power and generators. City water is available in the area and with proper planning could potentially be extended to the property.



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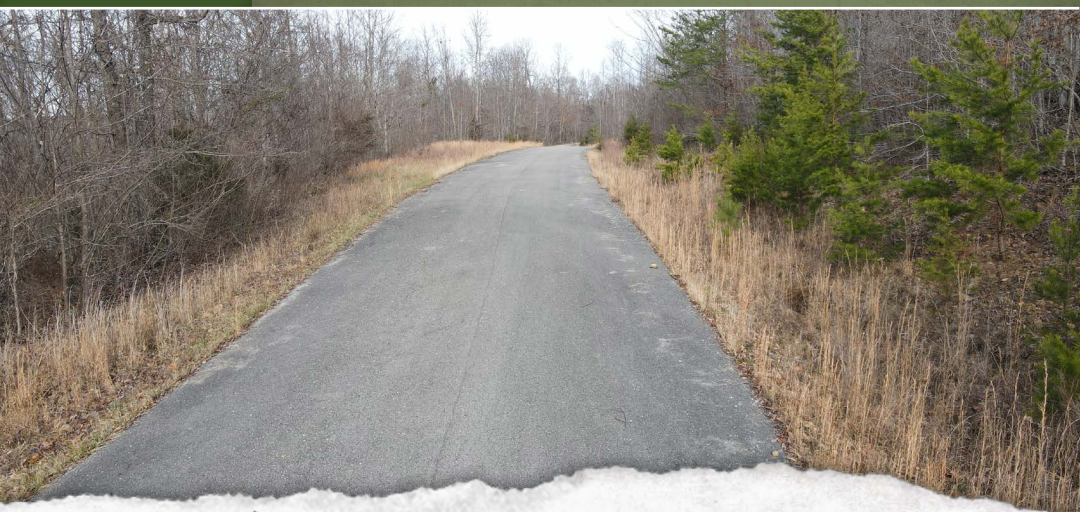
MORE ABOUT THE PULASKI 112

This land has a strong history of producing quality whitetail deer for local hunters, and wildlife sign can be found throughout the property. A gravel road runs just below the land, between the property line and the river. This U.S. Army Corps of Engineers access road provides an excellent way to travel the length of the parcel.

Not only is the Pulaski 112 just a short drive from all the incredible activities Cumberland Lake has to offer, including outstanding fishing and recreational boating, but the property is also in close proximity to the small city of Burnside, offering marinas and even more recreational opportunities. Somerset is also only 11± miles to the north, making restaurants, shopping, healthcare, and services just a short drive away.

The Pulaski 112 is truly a rare opportunity to own over 100 acres of unrestricted land. If investment potential is your goal, consider subdividing the property into 10 or 20 smaller lots and selling a portion to recoup your investment. You simply can't go wrong with this one!

Contact Jon Toelke today to schedule a private showing and experience #TheSmallTownWay.



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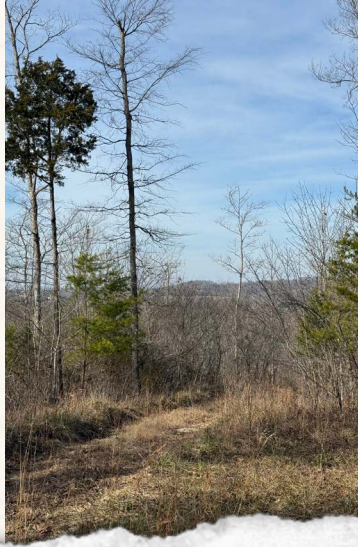
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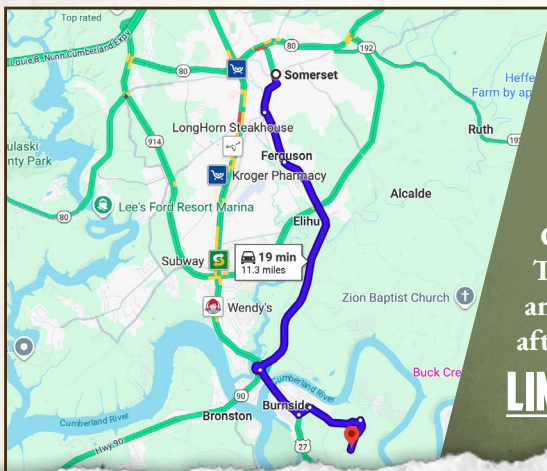
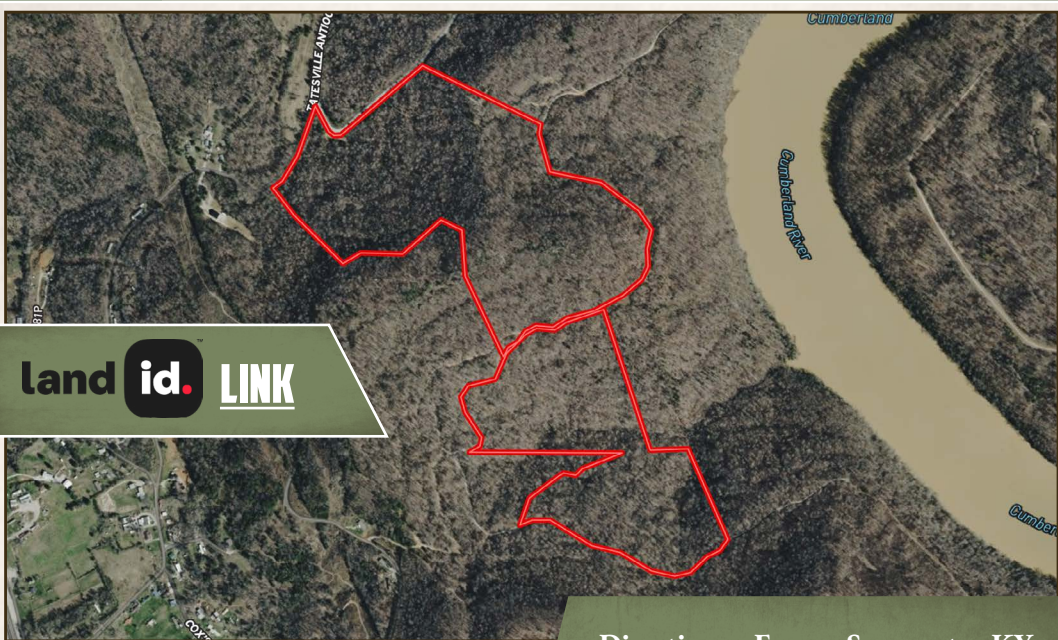
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land id. LINK



Directions From Somerset, KY:
 Travel on KY-1247 S for 5.3 miles.
 Use the right lane to merge onto US-27 S towards Whitley City. Continue on US-27 for 1.6 miles. Turn left onto E Antioch Avenue, continue for 0.3 miles, and then turn right onto Antioch Church Road. Proceed for 1.2 miles. Turn right onto Tateville Antioch Road, and the destination will be on the left after 0.7 miles.

LINK TO GOOGLE MAP DIRECTIONS



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