SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

A HOME ON 19.47± ACRES
BUTLER COUNTY, KY

$415,000



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

THE BUTLER 19.47

PROPERTY PROFILE

LOCATION:

- 4331 Beaver Dam Road
  Morgantown, KY 42261
- Butler County
- 4± Miles N of Morgantown
- 29± Miles NW of Bowling Green
- 31± Miles SW of Leitchfield
- 43± Miles SE of Owensboro

COORDINATES:

- 37.275, -86.70455

PROPERTY USE:

- Residential
- Hunting & Fishing

PROPERTY INFORMATION:

- 19.47± Acres
- 1,268± SqFt Home
  - 3 Bedrooms/2 Baths
- 10 Storage Buildings/Garages
  - 8 with Electric
- Greenhouse
- Old Schoolhouse
- 4-Stall Barn
- Pond
- Mostly Wooded
- Gently Rolling Terrain

TAX INFORMATION:

- $1,993.48





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TONY WELLS
LAND SPECIALIST
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tony@smalltownproperties.com
2101 Flint Springs Rd. - Cromwell, KY 42333
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BUTLER 19.47

WELCOME TO THE BUTLER 19.47, LOCATED AT 4331 BEAVER DAM ROAD IN MORGANTOWN, KENTUCKY! This Butler County tract features 19.47± acres and a beautiful 1,268± three-bedroom, two-bathroom home, offering the perfect blend of comfort, character, and opportunity. Over the years, the home has been remodeled and is truly beautiful both inside and out.

One of the property's most unique features is the restored, historic schoolhouse, offering a charming space with endless possibilities. In addition to the home and old schoolhouse, there are twelve other buildings scattered about the property: ten storage buildings/garages (eight with electric), a greenhouse, and a four-stall barn.

The land is beautifully landscaped, showing pride. It's clear the owners have invested in this property throughout the years. The land features gently rolling terrain, a beautiful pond, tons of road frontage, and is mostly wooded, making it an excellent hunting and/or recreational property.

Discover the beauty of the Butler 19.47 and contact Tony Wells today to schedule a private showing or for more information.





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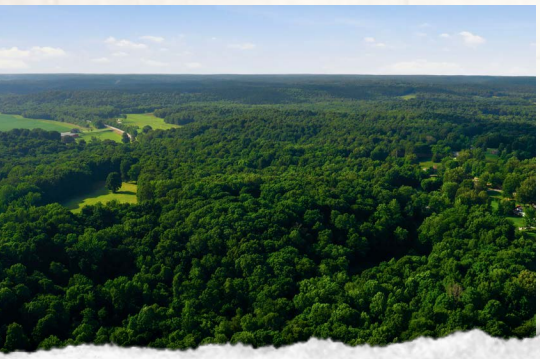
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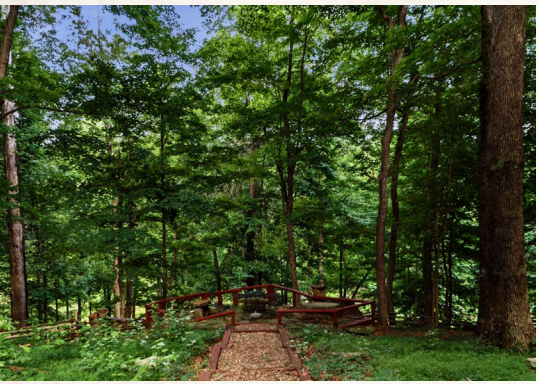
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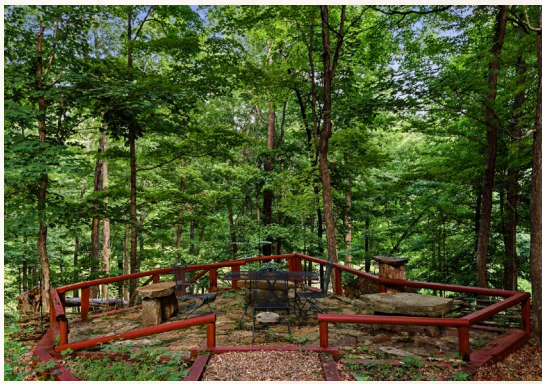
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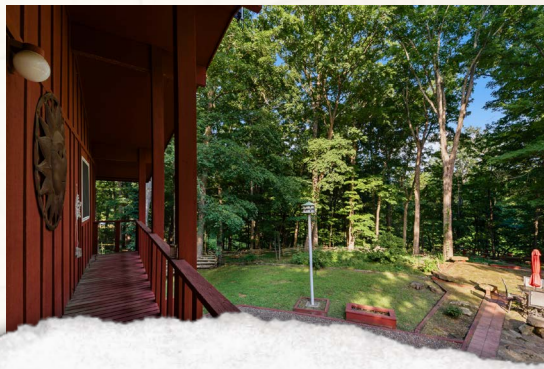














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land id. LINK



Directions From Morgantown, KY: Travel north on US-231/Beaver Dam Road for 4.3 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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