

40.05± ACRES
OHIO COUNTY, KY
\$124,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE OHIO 40.05

PROPERTY PROFILE

LOCATION:

- 1250 Ashby Road
Centertown, KY 42328
- Ohio County
- 4± Miles N of Centertown
- 10.7± Miles W of Hartford
- 36.3± Miles S of Owensboro
- 56.7± Miles NW of Bowling Green
- 82.1± Miles SW of Elizabethtown

PROPERTY USE:

- Hunting
- Recreation
- Camping
- Investment

COORDINATES:

- 37.4544, -87.0018

PROPERTY INFORMATION:

- 40.05± Surveyed Acres
- Borders Crop Ground
- Mature Timber
- Multiple Ponds
- Ample Road Frontage

TAX INFORMATION:

- Parcel # 93-EP-5
- Acct. # 37406
- Deed Book/Page 462/417



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JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

jamie@smalltownproperties.com

2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE OHIO 40.05

IF YOU'RE LOOKING FOR A FANTASTIC HUNTING PROPERTY AT AN AFFORDABLE PRICE, LOOK NO FURTHER THAN THE OHIO 40.05. This surveyed 40.05± acre tract is in an area known for consistently producing top-end bucks. The Ohio County, Kentucky, property is in a secluded area bordering crop ground. When you combine diverse habitat, multiple ponds, and thick cover, you get a place that hunts much larger than its actual size. Frontage on Ashby Road, approximately four miles north of Centertown, provides quick access.

Two or three hunters could purchase and hunt this place together. With neighbors who manage for quality whitetails, this place is a winner!

**Call Jamie Rogers today to schedule a personal tour
and take advantage of this rare find!**



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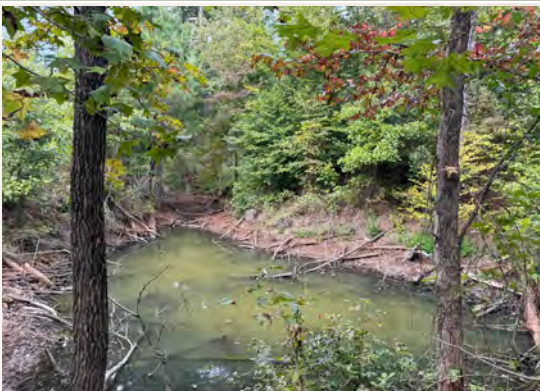
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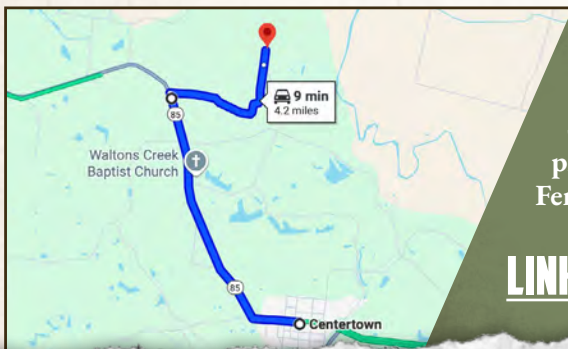
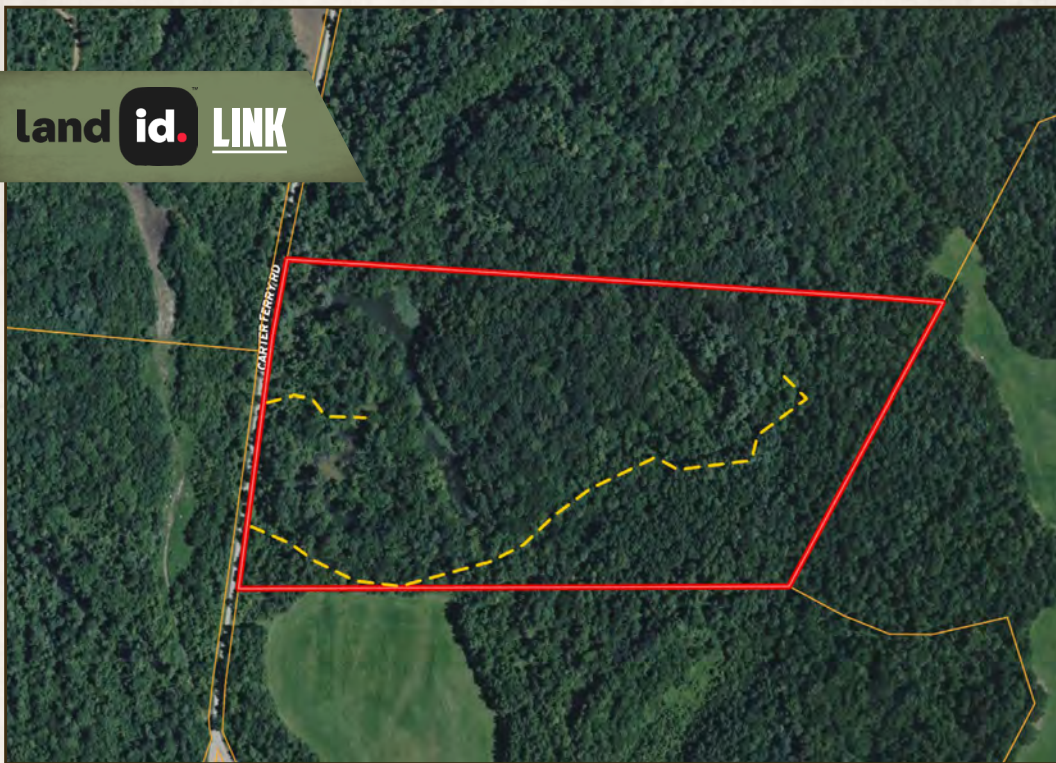
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OHIO COUNTY, KENTUCKY

land id. LINK



Directions From Centertown, KY:
Travel 2.7 miles west on KY-85/Main
Street. Turn right on Ashby Road and
proceed 1.3 miles. Continue on Carter
Ferry Road to the property on the right.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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