

3957 HIGHWAY 42 EAST
GALLATIN COUNTY, KY
\$129,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

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3957 HIGHWAY 42 EAST

PROPERTY PROFILE

LOCATION:

- 3957 Highway 42 East
Warsaw, KY 41095
- Situated on the Little Sugar Creek
(Ohio River Tributary)
- Gallatin County
- 22± Miles SW of Florence
- 34± Miles SW of Cincinnati, OH

COORDINATES:

- 38.7879, -84.80445

PROPERTY USE:

- Residential
- Recreational
- Summer Cottage
- Potential Rental Income

PROPERTY INFORMATION:

- 0.8± Total Acres
- 0.5± Acres of Vacant Ground
- 2 Bedroom Cottage
- Remodeled Bathroom
- Newer Flooring & Kitchen
- Patio & Deck
- Fresh Paint
- Little Sugar Creek Frontage
- Electricity & Septic On-Site
- Water Available At the Road
- Driveway
- Boat Dock

TAX INFORMATION:

- TBD



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JON TOELKE

LAND SPECIALIST

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2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 3957 HIGHWAY 42 EAST

WELCOME TO 3957 HIGHWAY 42 EAST IN WARSAW! Tucked along Little Sugar Creek with access to the Ohio River in Gallatin County, Kentucky, this cozy little cottage on 0.8± acres is set up perfectly for long summer weekends—or full-time river life if that's your thing. If you're in the Cincinnati or Northern Kentucky area and love being on the water, this one's worth a look.

Tired of hauling your boat or jet skis back and forth every weekend? This place solves that. Leave your gear here, show up, and get straight to enjoying the water. A private dock on the creek makes for easy access, along with a public boat ramp just down the road for launching. Included is an extra lot with plenty of space for boats, trailers, or weekend games like cornhole and volleyball.



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MORE ABOUT 3957 HIGHWAY 42 EAST

The cottage offers two bedrooms and can comfortably sleep four to five (depending on how good of friends you are), as well as a freshly updated shower, AC to cool off after a hot day, and everything you need to relax. Just stock the fridge, fire up the grill, and you're set. There's also a patio and second-story deck for hanging out in the evenings.

This could be your personal summer spot—or turn it into a short-term rental and let it help pay for itself when you're not using it. Enjoy that hard-to-find mix of water access and privacy. If you've been thinking about having your own place on the water, this is a solid, affordable way to make it happen.

**Contact Jon Toelke today to schedule a private showing
and make 3957 Highway 42 East your new address.**



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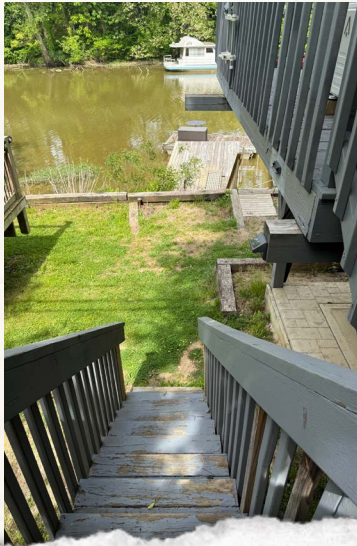
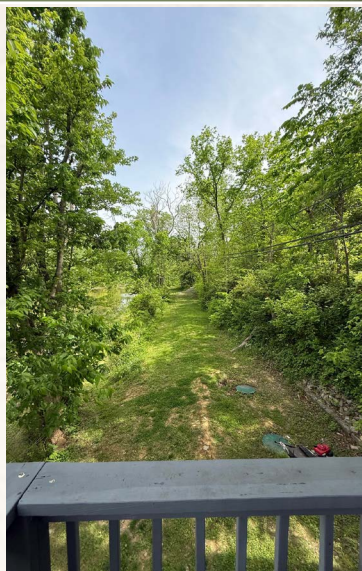
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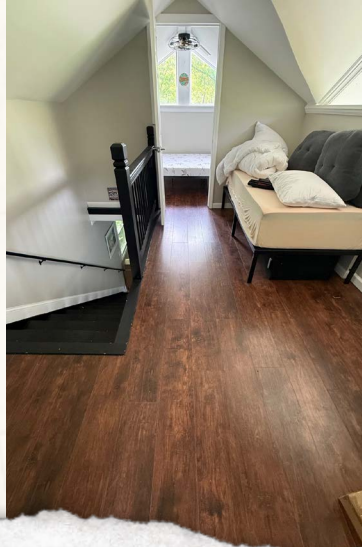
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GALLATIN COUNTY, KENTUCKY



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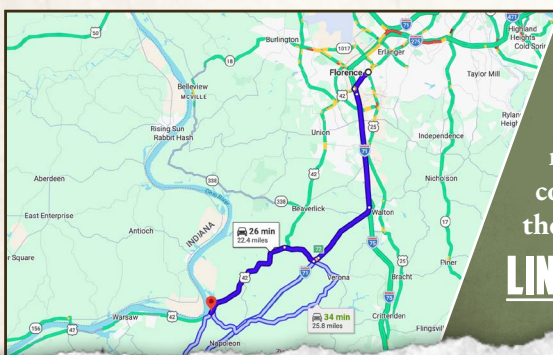
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Little Sugar Creek

Sugar Creek

42

42



Directions From Florence, KY:
Travel south on I-71 for 11.4 miles.
Take exit 72 towards Verona and turn
right onto KY-14 W. Proceed for 2.1
miles. Turn left onto Highway 42 and
continue for 6.8 miles to the property
on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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