

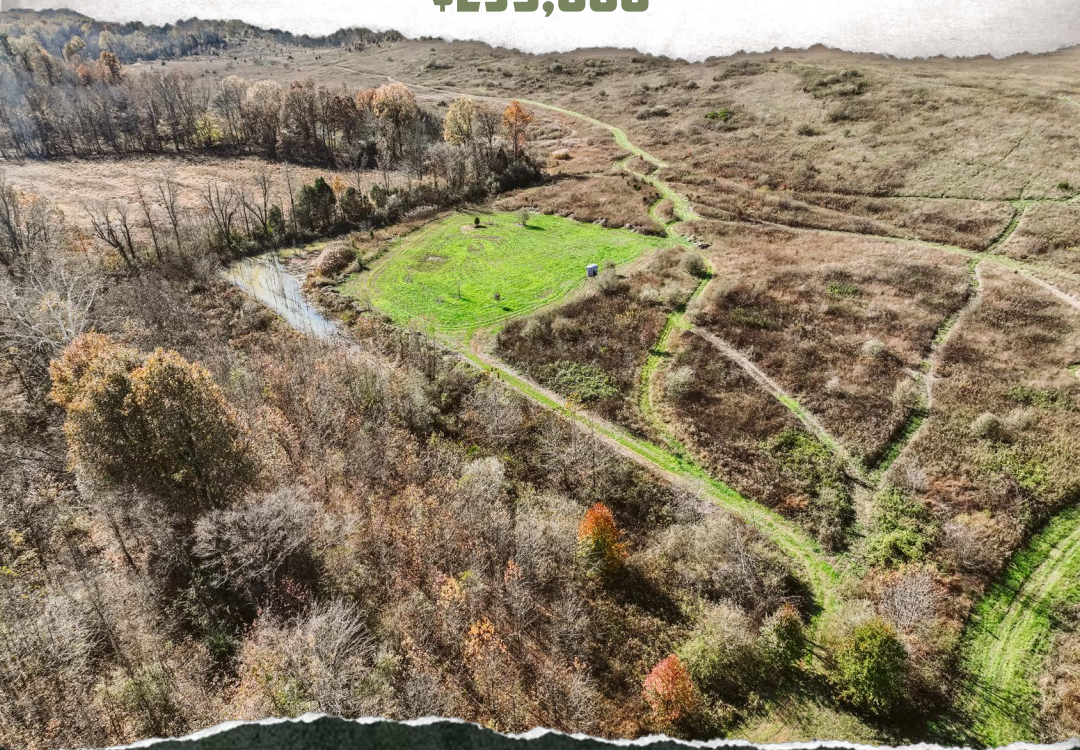


SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



40.34± ACRES
OHIO COUNTY, KY
\$239,000



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

THE OHIO 40.34

PROPERTY PROFILE

LOCATION:

- 7608 US-62 W
Rockport, KY 42369
- Ohio County
- 7± Miles SW of Beaver Dam
- 26± Miles NW of Morgantown
- 39± Miles SE of Owensboro
- 40± Miles E of Madisonville
- 49± Miles NW of Bowling Green
- 78± Miles SE of Evansville, IN
- 113± Miles N of Nashville, TN

COORDINATES:

- 37.35708, -86.98400

TAX INFORMATION:

- Deed Book 465, Page 435
- Account # 36792

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 40.34± Acres
- 30' x 48' Pole Barn
- Mixed Age Hardwoods
- Abundant Deer & Turkey
- Designated Bedding Area
- Established Food Plots
- Maintained Trail System
- Shooting Houses
- Creek & Slough



JAMIE ROGERS | PRINCIPAL BROKER, PRINCIPAL AUCTIONEER
C: 270-791-4142 | jamie@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

JEREMY TATE | LAND SPECIALIST
C: 270-339-7731 | jeremy@smalltownproperties.com

2102 Flint Springs Rd. - Cromwell, KY 42333 | O: 270-795-1080 | smalltownproperties.com

WELCOME TO THE OHIO 40.34

INTRODUCING THE OHIO 40.34 IN ROCKPORT, KENTUCKY! If you've been searching for the ideal hunting retreat for yourself and a buddy or two, this exceptional 40.34± acre tract in Ohio County is ready to exceed your expectations. Featuring a beautiful mix of mature hardwood timber, established food plots, year-round water sources, and a well-maintained trail system, this property has been thoughtfully developed to consistently attract and hold trophy whitetail deer and turkey.

Multiple shooting houses are already strategically positioned throughout, providing turnkey hunting opportunities from day one. Whether you're chasing a mature buck during the rut or calling in spring gobblers, the Ohio 40.34 offers outstanding habitat with a proven harvest record.



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MORE ABOUT THE OHIO 40.34

A spacious 30' x 48' pole barn provides ample room to store, ATVs, tractors/implements, hunting equipment, and all your gear or could be converted to a base camp or lodge. If you're looking to invest in your own little slice of heaven in western Kentucky, this one checks all the boxes.

Call Jeremy Tate or Jamie Rogers today to schedule a private showing and experience #TheSmallTownWay!



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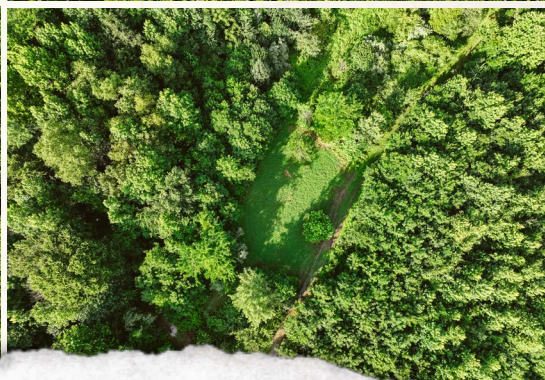
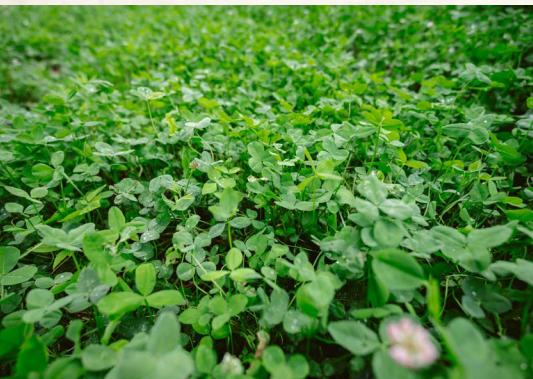
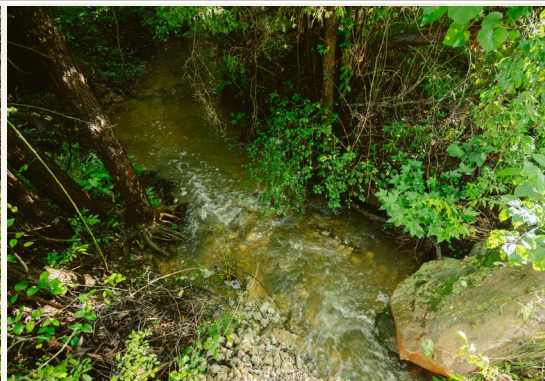


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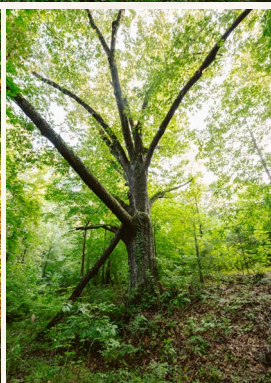
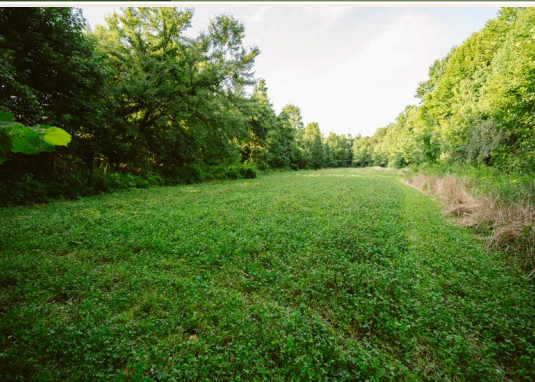
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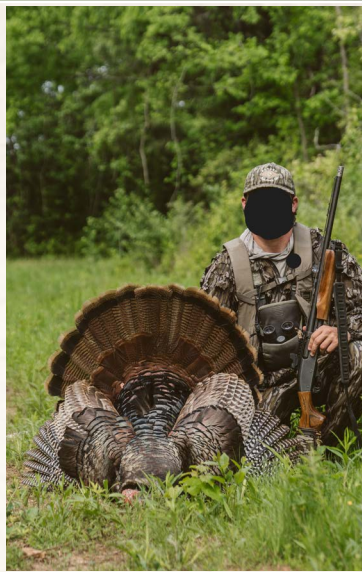


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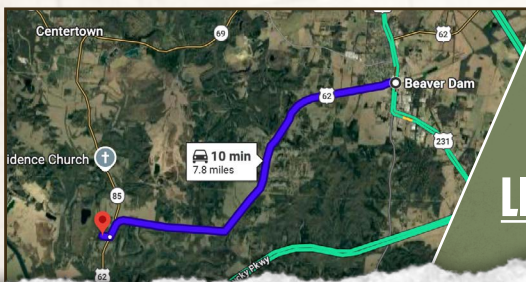
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40.34± ACRES OHIO COUNTY, KENTUCKY

land id. LINK



Directions From Beaver Dam, KY:
Travel west on US-62 for 7.6 miles to
the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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