66± ACRES WITH A CABIN
FLEMING COUNTY, KY

$429,000

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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THE FLEMING 66

PROPERTY PROFILE

LOCATION:

- 520 Litzler Lane
  Wallingford, Kentucky 41093
- Fleming County
- 20± Miles NW of Morehead
- 20± Miles SE of Flemingsburg

COORDINATES:

- 38.3723, -83.50

PROPERTY USE:

- Recreational
- Residential
- Agricultural
- Investment
- Hunting
- Cabin

TAX INFORMATION:

- TBD

PROPERTY INFORMATION:

- 66± Total Acres
- 15± Acres Cleared
  Farmable Land
- 1,200± SqFt Cabin
  - 2 Bedrooms, 2 Bathrooms
  - Master Carpenter Built
  - New Stainless Appliances
  - Wood-Burning Stove
  - Open Floor Plan
  - Large Windows
  - 85% Completed
- 30' x 40' Barn
  - 1 Bedroom Apartment
- Utilities Available
- New Septic System
- Mature Hardwoods
- Pond
- Storage Shed
- ATV Trails

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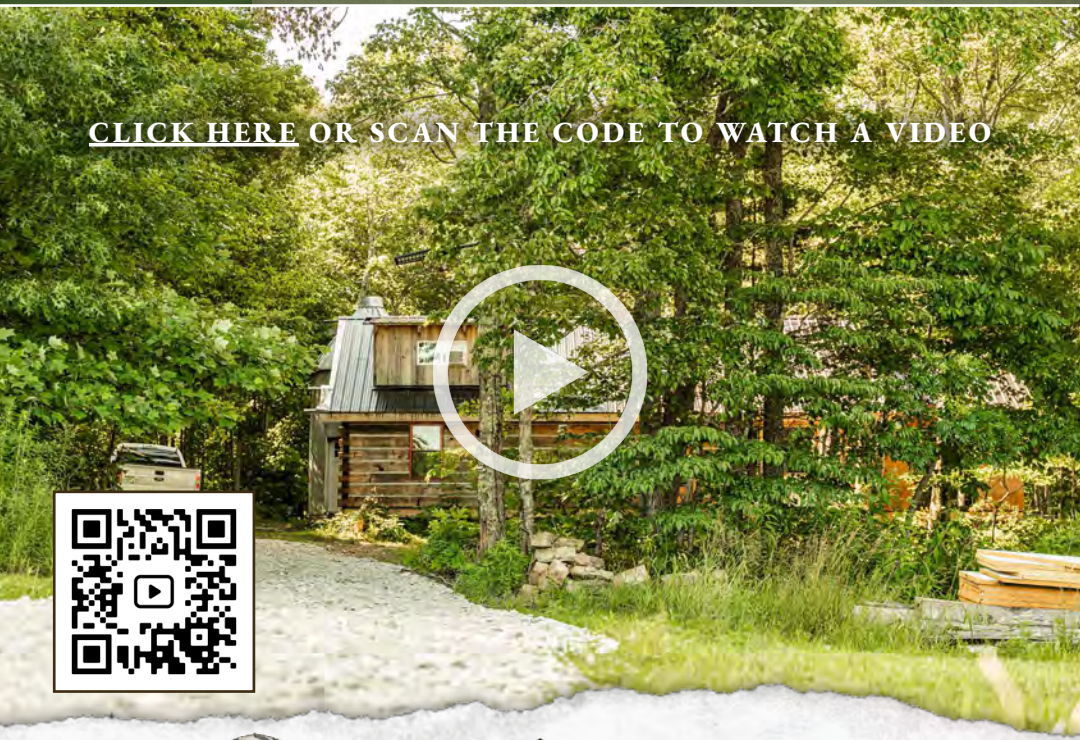
Information is believed to be accurate but not guaranteed.

WELCOME TO THE FLEMING 66

WELCOME TO THE FLEMING 66, A BEAUTIFUL PROPERTY IN WALLINGFORD, KENTUCKY, THAT TRULY OFFERS A LITTLE BIT OF EVERYTHING. Whether you're searching for a hunting retreat, mini farm, weekend getaway, or a place to put down roots and enjoy the simple things in life, this 66± acre Fleming County property deserves a look.

At the heart of the farm sits a handcrafted two bedroom, two bathroom, 1,200± square foot log cabin that reflects the pride and craftsmanship of its owner. A retired carpenter, the current owner, personally sourced and prepared many of the materials used throughout the build, including hand-cut logs and stone harvested right from the property itself. The attention to detail and quality workmanship are evident everywhere you look.



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MORE ABOUT THE FLEMING 66

A handmade silo replica serves as the front entryway, creating a one-of-a-kind welcome for guests. Inside, you'll appreciate the open floor plan, large picture windows, and the warmth of a wood-burning stove. The thoughtful use of space makes the cabin feel much larger than its footprint suggests. A tankless water heater supplies the kitchen and bathrooms, while multiple window air conditioning units and wall heaters provide year-round comfort. And when those Kentucky winter nights turn extra chilly, the wood-burning stove is ready to do its job. While the cabin is estimated to be more than 85% complete, a few finishing touches remain. Some exterior cosmetic work and minor interior projects still need attention, providing the next owner an opportunity to add their own personal touch to this already impressive home.

Step outside and you'll quickly realize this property checks just about every box. The 66± acres offer an excellent combination of wooded and open ground. The mature hardwood timber creates outstanding habitat for wildlife and provides countless options for tree stands or hunting setups. Whitetail deer and wild turkey are frequent visitors, making this an ideal property for seasoned hunters and beginners alike. A well-established network of ATV trails winds throughout the property, allowing easy access to nearly every corner of the farm while making it just as enjoyable for recreation as it is practical for land management.

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MORE ABOUT THE FLEMING 66

A beautiful pond provides a dependable water source for wildlife and adds to the property's scenic appeal. Approximately 15 acres of cleared ground create even more possibilities. Plant food plots, establish a world-class garden, start your own mini farm, or do all three—you'll have plenty of room to make it happen. A fenced pasture area, once home to several cows, is simply waiting for its next occupants.

The impressive 40' x 30' barn is every bit as attractive as the cabin and offers abundant storage space for equipment and tools. Upstairs, a small apartment provides additional accommodations for family and friends. It's also perfect for that grown kid who just can't seem to find a place of their own. And if your farming days are behind you and you're not looking for another full-time project, that's perfectly fine too. Pull up a comfortable chair, watch the sun set over the countryside, enjoy the wildflowers, listen to the birds sing, and appreciate the peace and quiet that only a property like this can provide.

Properties that combine craftsmanship, recreation, hunting opportunities, open ground, and country charm don't come along every day. The Fleming 66 is more than just a piece of real estate—it's a place to create memories for generations to come.

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

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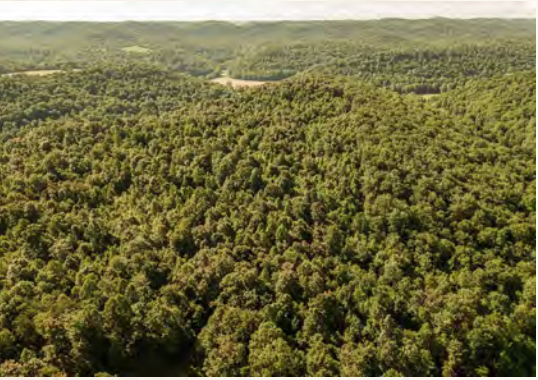

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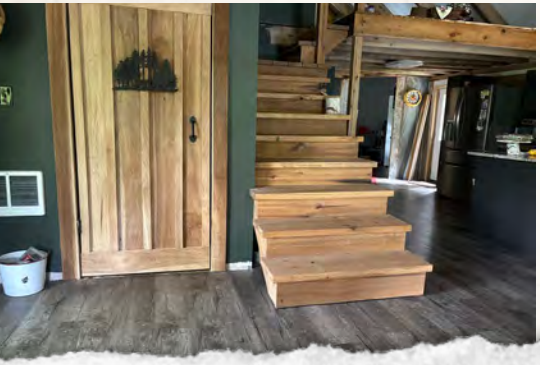

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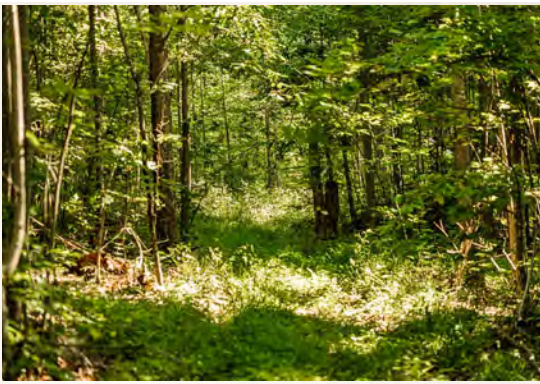

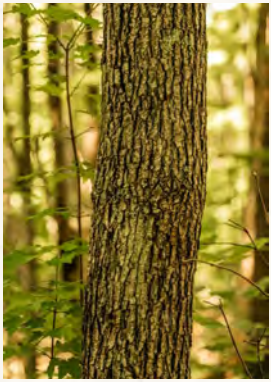

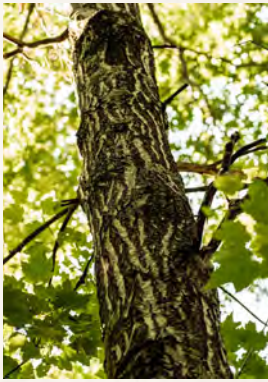

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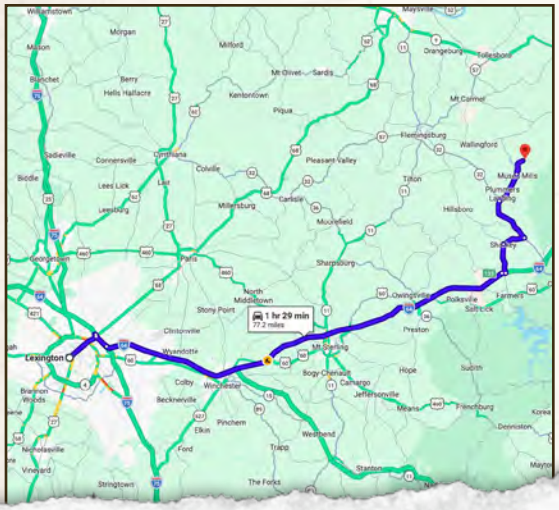

Directions From Lexington, KY: Take I-64 East toward Morehead/ Ashland.Then, take Exit 137 for KY-32 North toward Flemingsburg. Continue on KY-32 North for approximately 15 miles. Turn onto Litzler Lane and continue to 520 Litzler Lane.

LINK TO GOOGLE MAP DIRECTIONS

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