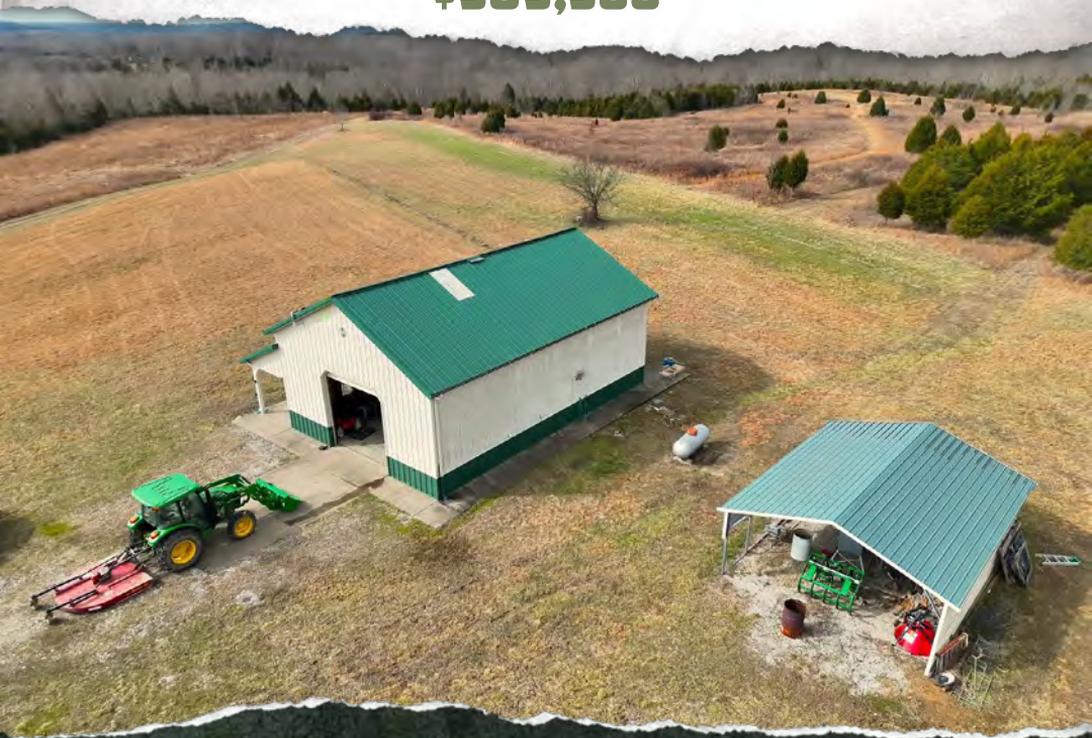




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

203.29± ACRES
BUTLER COUNTY, KY
\$989,900



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

THE BUTLER 203.29

PROPERTY PROFILE

LOCATION:

- 468 Charlie Shepard Road
Morgantown, KY 42261
- Butler County
- 12± Miles SW of Morgantown
- 31± Miles N of Bowling Green
- 53± Miles SW of Owensboro
- 60± Miles SW of Elizabethtown
- 95± Miles NE of Nashville, TN
- 101± Miles SW of Louisville

TAX INFORMATION:

- Deed Book/Page 204-004
- Acct.# 146201

PROPERTY USE:

- Hunting
- Recreational
- Agricultural
- Potential Livestock Operation

COORDINATES:

- 37.2627, -86.5543

PROPERTY INFORMATION:

- 203.29± Acres
- 30'x50' Morton Steel
Barndominium
- John Deere 5075 Cab Tractor
- Bad Boy Zero-Turn Mower
- Mature Timber
- Trail System
- Creek
- 4 Ponds
- 5 Box Stands
- 3 Feeders
- Food Plots
- Shop
- Additional Carport
- Utilities Available
- Deer/Turkey/Small Game



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JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

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jamie@smalltownproperties.com

2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BUTLER 203.29

LOOKING FOR A WORLD-CLASS, TURNKEY HUNTING FARM, RECREATIONAL GETAWAY, OR PLACE TO RETIRE? If yes, then this breathtaking 203.29± acre hilltop farm just outside of Morgantown in Butler County, Kentucky is a must-see. The Butler 203.29 features end-of-the-road gated privacy with beautiful hilltop views.

A Morton steel building with an apartment features a wood stove, gas fireplace, full bath, and kitchen. There is solar power as well as a generator and county water.

This amazing farm features every single thing required to make it a true dream hunting property: a great blend of open fields, native grasses, bedding cover, and timber that boasts outstanding deer, turkey, quail, dove, and small game hunting. The Butler 203.29 has great access via an immense trail system that allows hunting in any wind direction. There are multiple food plots, five box stands, multiple ladder stands, and three 1000 pound feeders.



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MORE ABOUT THE BUTLER 203.29

The Butler 203.29 also has four ponds, and the back border of the property is a year-round creek with mature hardwoods as well as multiple funnels and pinch points throughout the property, making it the perfect area for a rifle, trap, or archery range.

A shop offers great storage, including an electric winch set up for cleaning game. There is an additional metal carport used for storing stands, feeders, and equipment. There is also a Bad Boy zero-turn mower along with a newer John Deere 5075 4WD cab tractor with a loader, grapple, HD brushcutter, HD disc, blade, and spreader.

All of this combined makes the Butler 203.29 an amazing opportunity for anyone looking for a true turnkey hunting property/farm that needs for nothing. The fully furnished barndominium apartment is something one to two people could live in, or multiple people for a great family hunting camp. Some of the open ground was once cropped, and with fencing in place, you could also run cattle and horses, making this a true multi-use property. This beautiful retreat has everything required to meet most any need you could ever have.

Call Jamie Rogers today for your private tour of the Butler 203.29.



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203.29± ACRES BUTLER COUNTY, KENTUCKY



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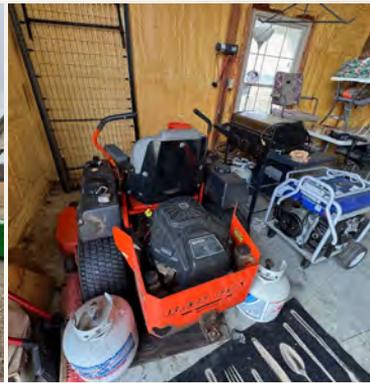


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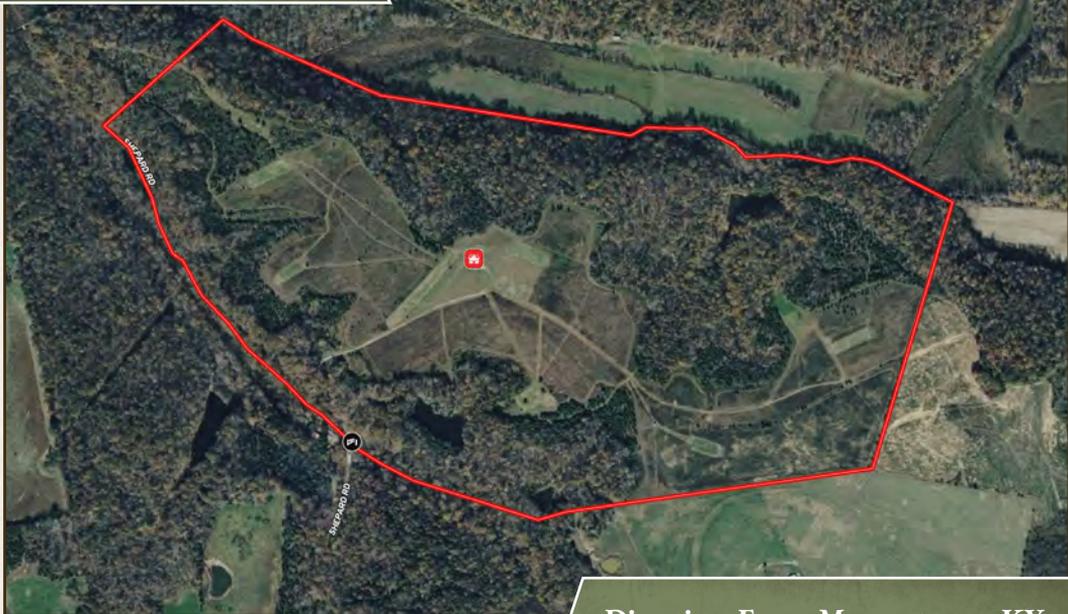
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land id. LINK



Direction From Morgantown, KY:
Travel on US-231 North for 2.4 miles. Turn right onto KY-70 East/ KY-79 North and continue for 0.9 miles. Turn right to stay on KY-70 East, and proceed for 7.6 miles. Turn left onto Charlie Shepard Road and continue 0.7 miles to the destination.

LINK TO GOOGLE MAP DIRECTIONS



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