

**32.96± ACRES**  
**BREATHITT COUNTY, KY**  
**\$75,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

OFFICE (270) 795-1080 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE BREATHITT 32.96

## PROPERTY PROFILE

### LOCATION:

- 1843 Canoe Road  
Jackson, KY 41339
- Breathitt County
- 12± Miles SW of Jackson
- 36± Miles NW of Hazard
- 95± Miles SE of Lexington

### COORDINATES:

- 37.46955, -83.4709

### PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Hunting

### PROPERTY INFORMATION:

- 32.96± Acres
- Gated
- River Access
- Trail System
- Small Pond
- Bluff Views
- Elevated Terrain
- Natural Rock Formations
- Water Available Nearby
- Electricity On-Site

### TAX INFORMATION:

- TBD



JON TOELKE | LAND SPECIALIST  
C: 859-321-5438 | jon@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

MILES ARNOLD | LAND SPECIALIST  
C: 270-363-3092 | miles@smalltownproperties.com

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

# WELCOME TO THE BREATHITT 32.96

IF YOU'VE BEEN LOOKING FOR AN AFFORDABLE PROPERTY IN THE JACKSON, KENTUCKY AREA WITHOUT "BREAKING THE BANK," LOOK NO FURTHER THAN THIS 32.96± ACRE TRACT LOCATED AT 1843 CANOE ROAD IN BREATHITT COUNTY! Although the Breathitt 32.96 once had a house on it, it has since been cleared, regraded, and prepped for its next use. The entrance features a new gate with reinforced gravel access. The original homesite remains in place, with electricity available on the property and rural water hookups nearby.

There's an excellent building site ready for a new home or cabin, and a mobile home would also be a great option. The homesite is tucked against the backdrop of Kentucky's beautiful Appalachian Mountains and overlooks a scenic creek that flows directly into the Middle Fork of the Kentucky River. You can literally walk across the road and go fishing!



**JON TOELKE** | LAND SPECIALIST  
C: 859-321-5438 | [jon@smalltownproperties.com](mailto:jon@smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

**MILES ARNOLD** | LAND SPECIALIST  
C: 270-363-3092 | [miles@smalltownproperties.com](mailto:miles@smalltownproperties.com)

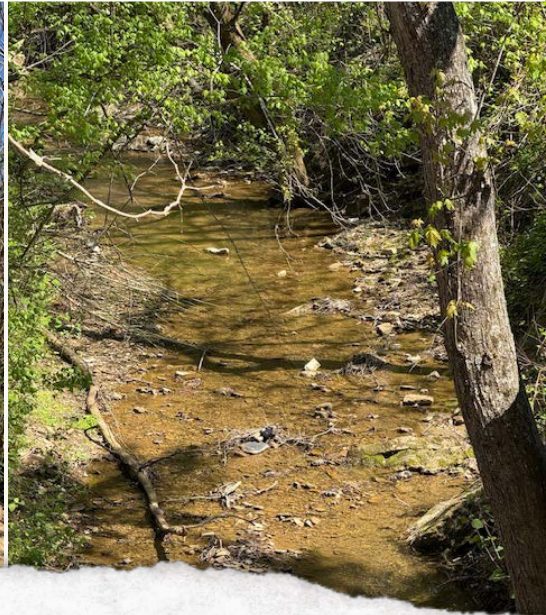
2102 Flint Springs Rd. - Cromwell, KY 42333 | O: 270-795-1080 | [smalltownproperties.com](http://smalltownproperties.com)

# MORE ABOUT THE BREATHITT 32.96

Old logging roads zigzag up the mountainside, several of which have recently been refreshed with bulldozer work. While the climb is fairly steep, these trails make the Breathitt 32.96 very accessible by foot or ATV. As the terrain begins to level out, you'll find a small pond tucked back in the trees, with visible signs of wildlife like whitetail deer and wild turkey stopping in for a drink. At the top, the Breathitt 32.96 features a healthy mix of hardwoods and pines—an ideal spot for a tree stand or ground blind for hunting.

While the property does have some elevation, it offers a ton of recreational and building opportunities. This isn't suited for large crop fields, but it's packed with potential for the buyer looking to get great value. With creeks, a pond, river access, trails, utilities, and a cleared building site already in place, the Breathitt 32.96 is definitely worth a look.

**Call Miles Arnold or Jon Toelke today to schedule a private showing and experience #TheSmallTownWay.**



**JON TOELKE** | LAND SPECIALIST  
C: 859-321-5438 | [jon@smalltownproperties.com](mailto:jon@smalltownproperties.com)

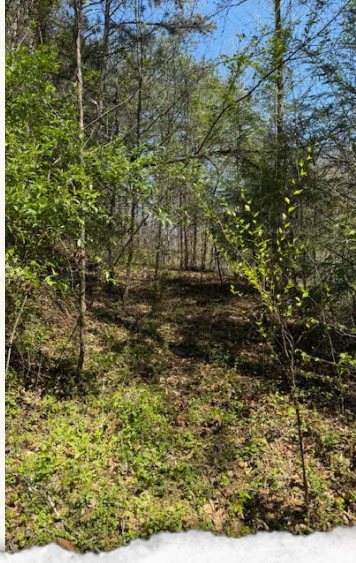
Information is believed to be accurate but not guaranteed.

**MILES ARNOLD** | LAND SPECIALIST  
C: 270-363-3092 | [miles@smalltownproperties.com](mailto:miles@smalltownproperties.com)

2102 Flint Springs Rd. - Cromwell, KY 42333 | O: 270-795-1080 | [smalltownproperties.com](http://smalltownproperties.com)

32.96± ACRES

BREATHITT COUNTY, KENTUCKY



JON TOELKE | LAND SPECIALIST  
C: 859-321-5438 | jon@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

MILES ARNOLD | LAND SPECIALIST  
C: 270-363-3092 | miles@smalltownproperties.com

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

32.96± ACRES

BREATHITT COUNTY, KENTUCKY



JON TOELKE | LAND SPECIALIST  
C: 859-321-5438 | jon@smalltownproperties.com

MILES ARNOLD | LAND SPECIALIST  
C: 270-363-3092 | miles@smalltownproperties.com

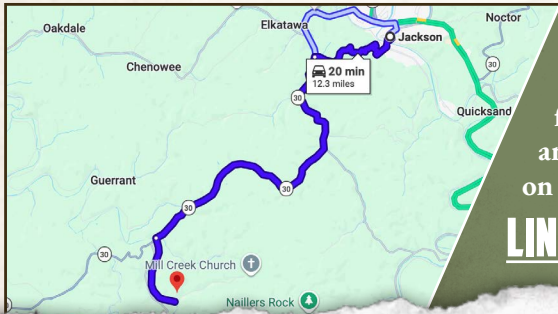
*Information is believed to be accurate but not guaranteed.*

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

32.96± ACRES

BREATHITT COUNTY, KENTUCKY

land id. LINK



Directions From Jackson, KY: Travel on State Highway 3094 for 2.6 miles. Turn left onto KY-30 W and continue for 7.8 miles. Turn left onto Canoe Road and proceed for 1.8 miles to the property on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



JON TOELKE | LAND SPECIALIST  
C: 859-321-5438 | jon@smalltownproperties.com



MILES ARNOLD | LAND SPECIALIST  
C: 270-363-3092 | miles@smalltownproperties.com

Information is believed to be accurate but not guaranteed.