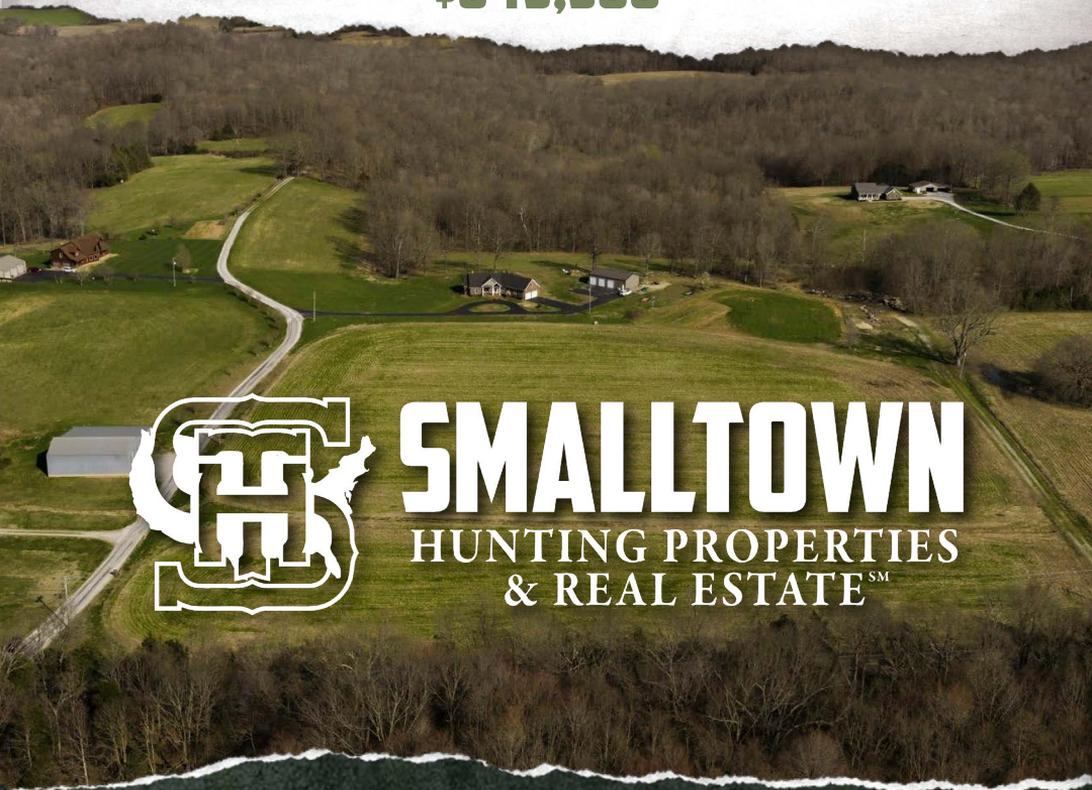




A HOME ON 13.5± ACRES
BUTLER COUNTY, KY
\$649,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE BUTLER 13.5

PROPERTY PROFILE

LOCATION:

- 154 Eric Young Road
Morgantown, KY 42261
- Butler County
- 7.8± Miles NE of Morgantown
- 21± Miles NW of Bowling Green
- 23± Miles NE of Russellville
- 35± Miles NW of Franklin
- 56± Miles SE of Owensboro
- 71± Miles SW of Elizabethtown
- 77± Miles N of Nashville, TN
- 114± Miles SW of Louisville

COORDINATES:

- 37.1287, -86.7224

PROPERTY USE:

- Residential
- Income-Producing
- Potential Livestock Operation

TAX INFORMATION:

- Parcel I.D. 048-00-00-011.03
- Deed Book/Page 201-562
- 2025 Taxes: \$2,243.50

PROPERTY INFORMATION:

- 13.5± Private Acres
- 2,800± SqFt Brick Home
 - Custom-Built
 - 4 Bedrooms/3.5 Baths
 - Large Primary Suite
 - Home Office
 - Large Kitchen
 - Granite Countertops
 - Stainless Steel Appliances
 - Hardwood Floors
 - Covered Back Patio & Deck
- 2-Car Attached Garage
- Circular Blacktop Drive
- Above-Ground Pool
- Detached 30'x50' Finished
Garage/Shop
- Crop Field
- Highway Frontage Lot Included
- Additional Acreage Available



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Information is believed to be accurate but not guaranteed.

WELCOME TO THE BUTLER 13.5

WELCOME TO THE BUTLER 13.5. Sitting on 13.5± acres outside of Morgantown in Butler County, Kentucky, this beautiful custom-built brick home features four bedrooms, three and a half bathrooms, and a two-car attached garage with a circular blacktop driveway.

There is also a home office, a large island kitchen with granite countertops, stainless steel appliances, and a pantry and breakfast area along with a formal dining room. A spacious living room features hardwood floors and a gas fireplace that opens to a covered back patio and deck surrounding a 30-foot above-ground pool with a new liner and permasalt system. A huge primary suite on the main level features a very large bathroom with a jacuzzi tub, a separate walk-in tile shower, his and her vanities and sinks, as well as walk-in closets.



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MORE ABOUT THE BUTLER 13.5

The home features a full-ducted external wood heat system to save on electric bills, along with a split system HVAC unit. There is also a 30'×50' finished shop/garage building with its own electricity along with water, heat, and air.

All of this sits in a beautiful private setting on 13.5± acres with income-producing cropland that could also be fenced-in for horses or livestock, if so desired. Included with property is a building lot with complete utilities that fronts the highway. And if that's not enough, there is also additional acreage available!

All together, this makes the Butler 13.5 an amazing property that is conveniently located near the parkway.

**Call Jamie Rogers today for your private showing
and experience #TheSmallTownWay**



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13.5± ACRES BUTLER COUNTY, KENTUCKY



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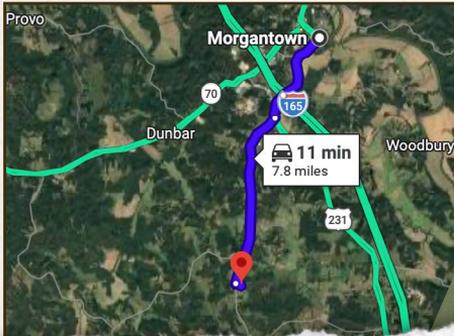
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13.5± ACRES

BUTLER COUNTY, KENTUCKY

land id. LINK



Directions From Morgantown, KY:
Travel on Highway 231 S for 2.8 miles.
Turn right onto Highway 79 S and
continue for 4.9 miles. Turn left onto Eric
Young Road, and the property will be on the
right in 0.2 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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