



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



*Proven Trophy
Hunting Farm*

220± ACRES
BUTLER & OHIO COUNTIES, KY
\$789,900



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

THE BUTLER/OHIO 220

PROPERTY PROFILE

LOCATION:

- 1529 Holston Hollow Road Morgantown, KY 42261
- Butler & Ohio Counties
- 9.8± Miles N of Morgantown
- 16± Miles SE of Beaver Dam
- 35± Miles NW of Bowling Green
- 46± Miles SE of Owensboro
- 64± Miles SW of Elizabethtown
- 99± Miles N of Nashville, TN
- 106± Miles SW of Louisville

COORDINATES:

- 37.3167, -86.7382

PROPERTY USE:

- Deer & Turkey Hunting
- Waterfowl
- Recreational Retreat
- Private Getaway

PROPERTY INFORMATION:

- 220± Acres
- Mature Hardwoods
- Fruit Trees
- Multiple Food Plots
- Stands & Feeders
- Creek Frontage
- Pond
- Pole Shed
- Camp Trailer
- Designated Bedding Area
- Great Access
- Established Trail System
- Neighboring Cropland

TAX INFORMATION:

- Butler County:
 - 141474-50.32
 - 141352-72.49
 - Deed Book/Page 244/398
- Ohio County:
 - 140.48-140-49A



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JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

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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/OHIO 220

WELCOME TO AN AMAZING TURNKEY HUNTING PROPERTY OFF HOLSTON HOLLOW ROAD, LESS THAN TEN MILES NORTH OF MORGANTOWN, KENTUCKY. The 220± acre tract is located in both Butler County and Ohio County and has a proven track record of producing outstanding deer and turkey.

We all know how important access is, and this place has some of the best access you could ever dream of. The land has a designated bedding area, creek frontage, a pond, multiple food plots, fruit trees, mature hardwoods, and it borders cropland. A pole shed with an older camp trailer will remain with the farm, along with multiple stands and feeders.

When you combine great access, an established trail system, food, water, cover, great genetics, and a couple of outstanding funnels, you have the makings of a true dream hunting property! For the first time in nearly 40 years, this property is available to the public!

Call Jamie Rogers today to schedule a private tour and take advantage of a rare find.



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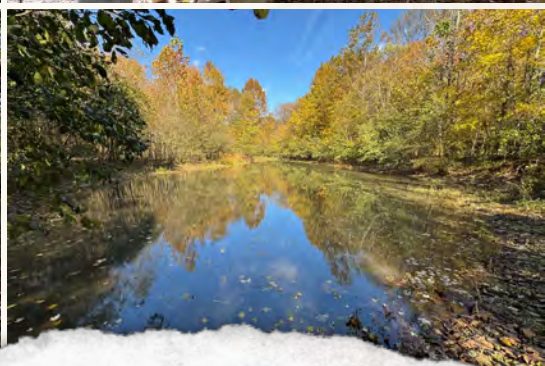
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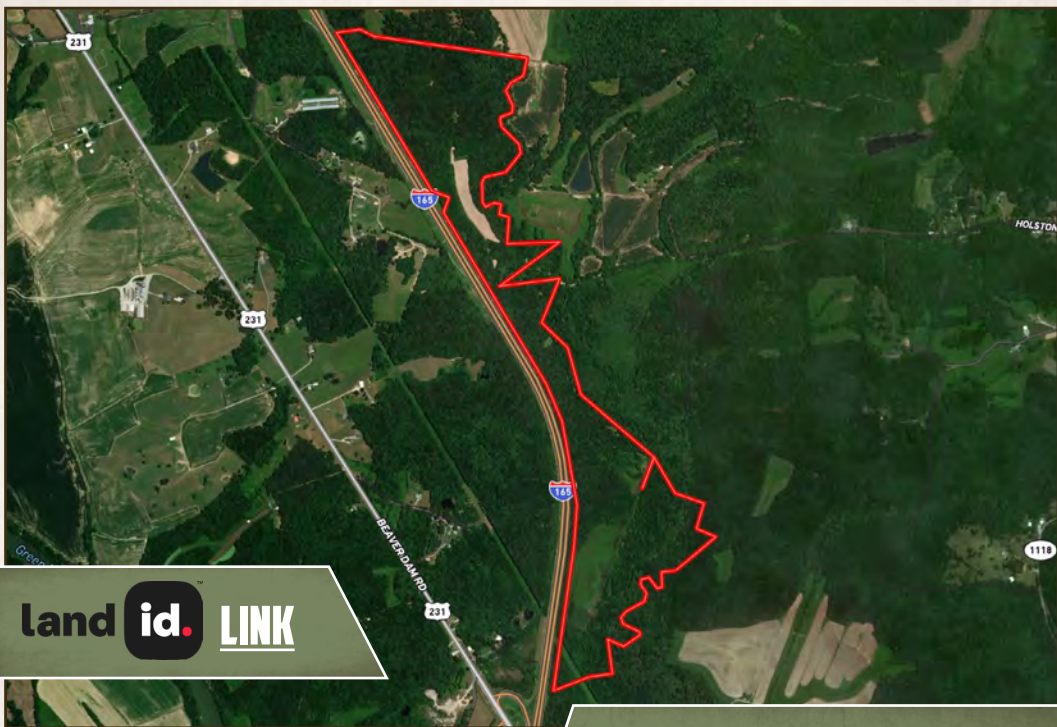
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Directions From Morgantown, KY:
Travel 5.8 miles on US-231 N/W G
L Smith Street. Turn right on State
Hwy 1118/Gilstrap Road and travel
2.6 miles. Keep left to continue on
Holston Hollow Road and travel 1.4
miles. Make a slight left to stay on Holston
Hollow Road and arrive at the destination.

LINK TO GOOGLE MAP DIRECTIONS



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