



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

**208± ACRES WITH A SMALL CABIN
BUTLER COUNTY, KY**

\$1,326,000



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

THE BUTLER 208

PROPERTY PROFILE

LOCATION:

- Eric Young Road
Morgantown, KY 42261
- Butler County
- 7.7± Miles S of Morgantown
- 21± Miles NW of Bowling Green
- 54± Miles S of Owensboro
- 72± Miles SW of Elizabethtown
- 77± Miles N of Nashville
- 113± Miles SW of Louisville

COORDINATES:

- 37.1285, -86.7152

PROPERTY USE:

- Hunting
- Potential Building Sites
- Income-Producing Crop Ground

PROPERTY INFORMATION:

- 208± Surveyed Acres
- 30± Acres of Tillable Ground
- Secluded
- Mature Mast-Producing Oaks
- Small Cabin
- Lage Barn
- Pond
- Mulitple Stands
- Powerline
- Food Plot
- Interior Trail System
- Deer & Turkey
- Utilities Nearby

TAX INFORMATION:

- Parcel# 061-00-0080
- Acct. # 2302
- 2024 Taxes (Agriculture) \$437.92



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

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 208

WELCOME TO THE BUTLER 208—A SECLUDED, BEAUTIFUL FARM WITH THE RIGHT INGREDIENTS FOR AN OUTSTANDING HUNTING TRACT OR YOUR FUTURE HOME SITE! The 208± acre property is situated at the end of Eric Young Road, approximately eight miles south of Morgantown, Kentucky.

The Butler County farm is in an area known for consistently producing outstanding deer and turkey. The land consists of beautiful mature hardwoods, a creek bottom with multiple funnels and pinch points, and at the heart of the property is 30± acres of secluded, income-producing tillable ground. Also, you will find a nice pond and established trail system that provides great access for hunting under any wind condition, with low impact. As an added bonus, there is a powerline with a large manicured clover food plot, in addition to multiple stands throughout. This combination makes for a world-class hunting property!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

jamie@smalltownproperties.com

2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE BUTLER 208

A small cabin is on site, where you can literally hunt from the front porch. Additionally, there is a large nostalgic barn with a loft. Utilities are nearby, and there are multiple building sites on the property for your forever dream home or weekend cabin.

The Butler 208 is secluded yet conveniently located to major cities: 21± miles northwest of Bowling Green, 77± miles north of Nashville, and 113± miles southwest of Louisville.

This place is definitely a must-see! To schedule a private tour, contact Jamie Rogers today.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

jamie@smalltownproperties.com

2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

208± ACRES WITH A SMALL CABIN

BUTLER COUNTY, KENTUCKY



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

jamie@smalltownproperties.com

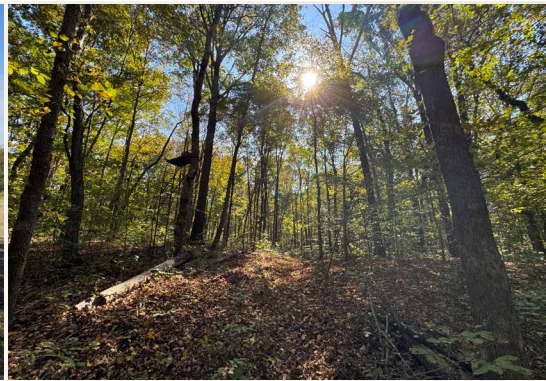
2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

208± ACRES WITH A SMALL CABIN

BUTLER COUNTY, KENTUCKY



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

jamie@smalltownproperties.com

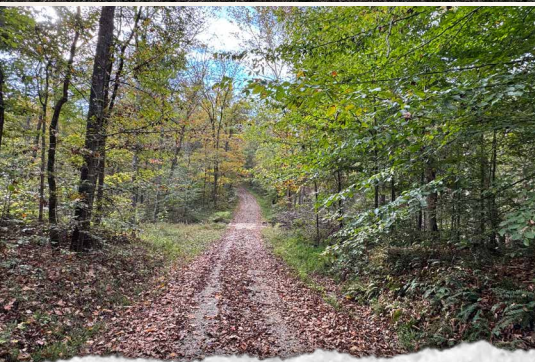
2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

208± ACRES WITH A SMALL CABIN

BUTLER COUNTY, KENTUCKY



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

jamie@smalltownproperties.com

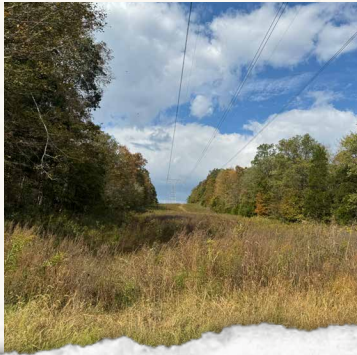
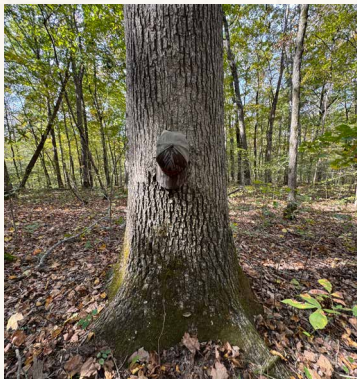
2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

208± ACRES WITH A SMALL CABIN

BUTLER COUNTY, KENTUCKY



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

jamie@smalltownproperties.com

2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

208± ACRES WITH A SMALL CABIN

BUTLER COUNTY, KENTUCKY



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

jamie@smalltownproperties.com

2101 Flint Springs Rd. - Cromwell, KY 42333

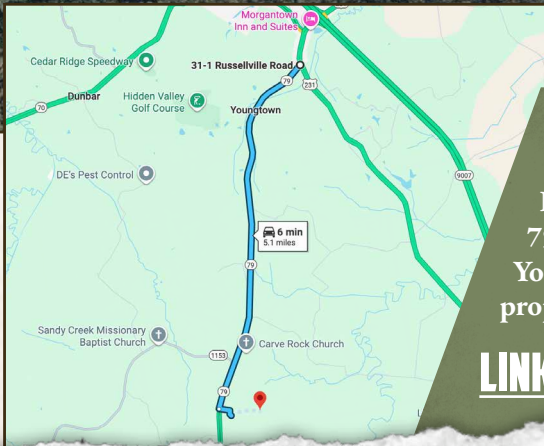
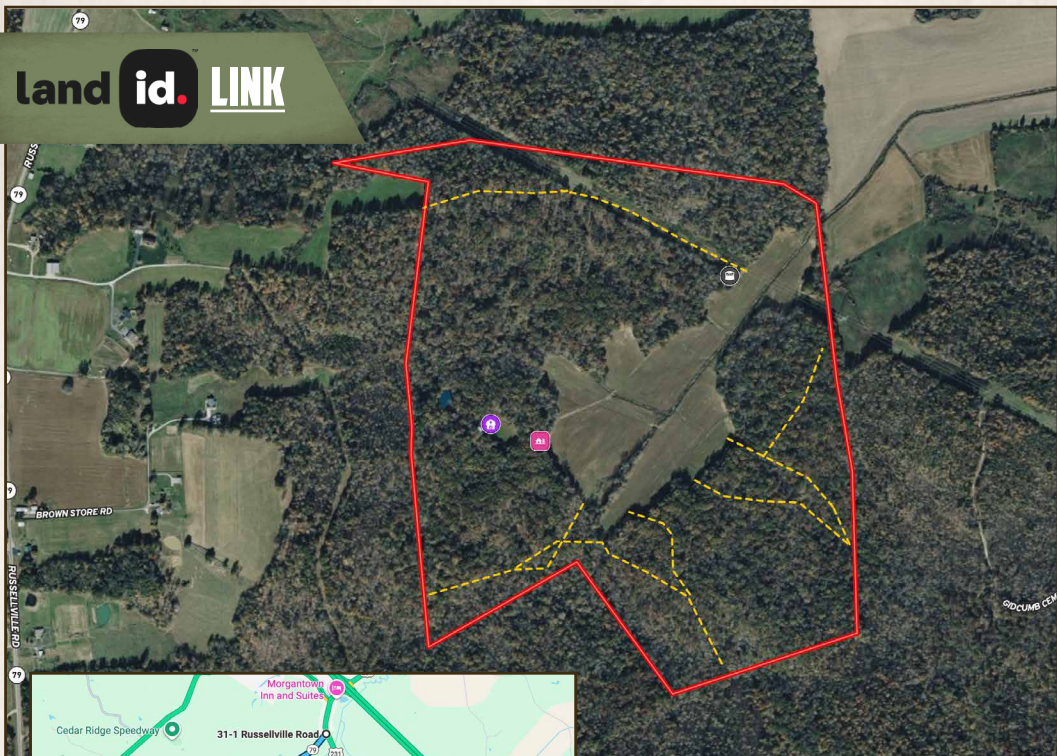
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

208± ACRES WITH A SMALL CABIN

BUTLER COUNTY, KENTUCKY

land id. LINK



Directions From the Intersection of Hwy 79 and Hwy 231 in Morgan County, KY: Travel 4.8 miles southwest on Hwy 79 S/Russellville Road. Turn left on Eric Young Road and proceed 0.2 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

jamie@smalltownproperties.com

2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.