

10.5± ACRES
RUSSELL COUNTY, KY
\$105,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE RUSSELL 10.5

PROPERTY PROFILE

LOCATION:

- Gosser Ridge Spur
Russell Springs, KY 42642
- Russell County
- 14.3± Miles N of the Lake
Cumberland Marina and Boat Ramp
- 15.7± Miles SE of Russell Springs
- 19± Miles NE of Jamestown
- 31.5± Miles NE of Wolf Creek Dam

COORDINATES:

- 37.02211, -84.91406

PROPERTY USE:

- Potential Home/Cabin Sites
- Hunting
- Camping
- Recreational

PROPERTY INFORMATION:

- 10.5± Acres
- 683'± Road Frontage
- Mature Mixed Hardwoods
- Creek Access
- Water & Electric
Available at the Road
- Duo Broadband
High-Speed Internet
- Scenic Views
- Deer & Turkey

TAX INFORMATION:

- Parcel ID 076-00-00-029.03
(76000002903)
- TBD



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JON TOELKE

LAND SPECIALIST

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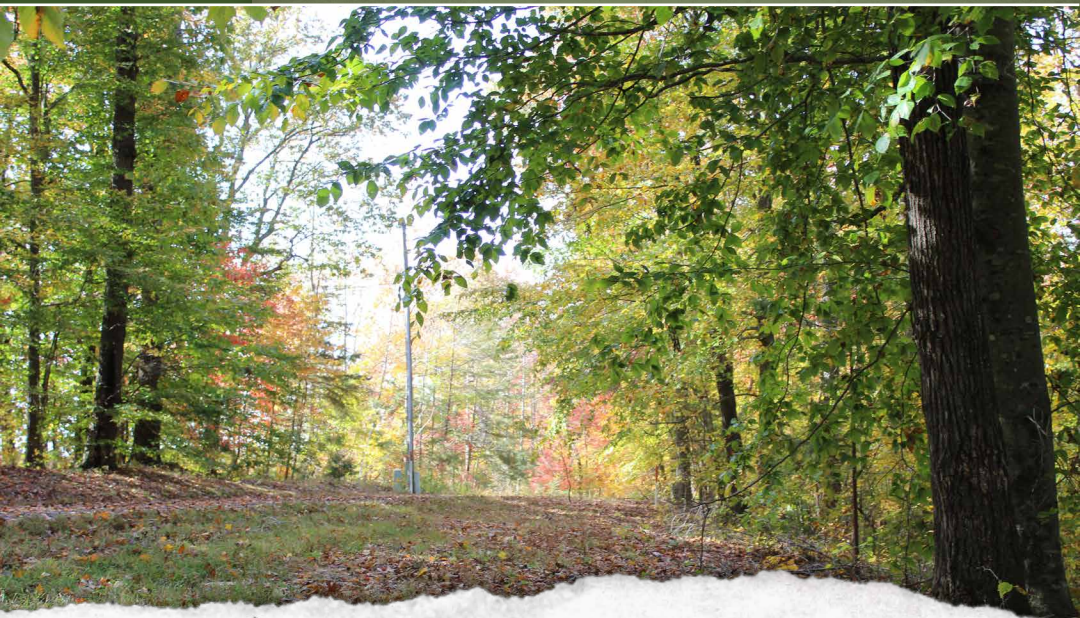
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WELCOME TO THE RUSSELL 10.5

IF YOU'VE BEEN SEARCHING FOR A DREAM PROPERTY NEAR LAKE CUMBERLAND IN RUSSELL COUNTY, KENTUCKY, THIS IS THE ONE! The 10.5± acre beautiful tract features mature hardwoods, abundant wildlife, and the peace and privacy you've been looking for. It's an ideal setting for your forever home, a weekend getaway, or even a private hunting retreat.

The current owner has enjoyed many successful hunts on the property and had plans to build a home here, but intentions have changed, creating a rare opportunity to make it yours.

Utilities are ready to go with water and electric available at the road as well as duo broadband high-speed Internet—just bring your vision! A wide path at the end of the road leads directly down to Alligator Creek, a tributary of Lake Cumberland, perfect for a morning hike, an afternoon of fishing, or simply soaking in the serenity. You're also just 15 minutes from four public boat ramps, making lake access a breeze.



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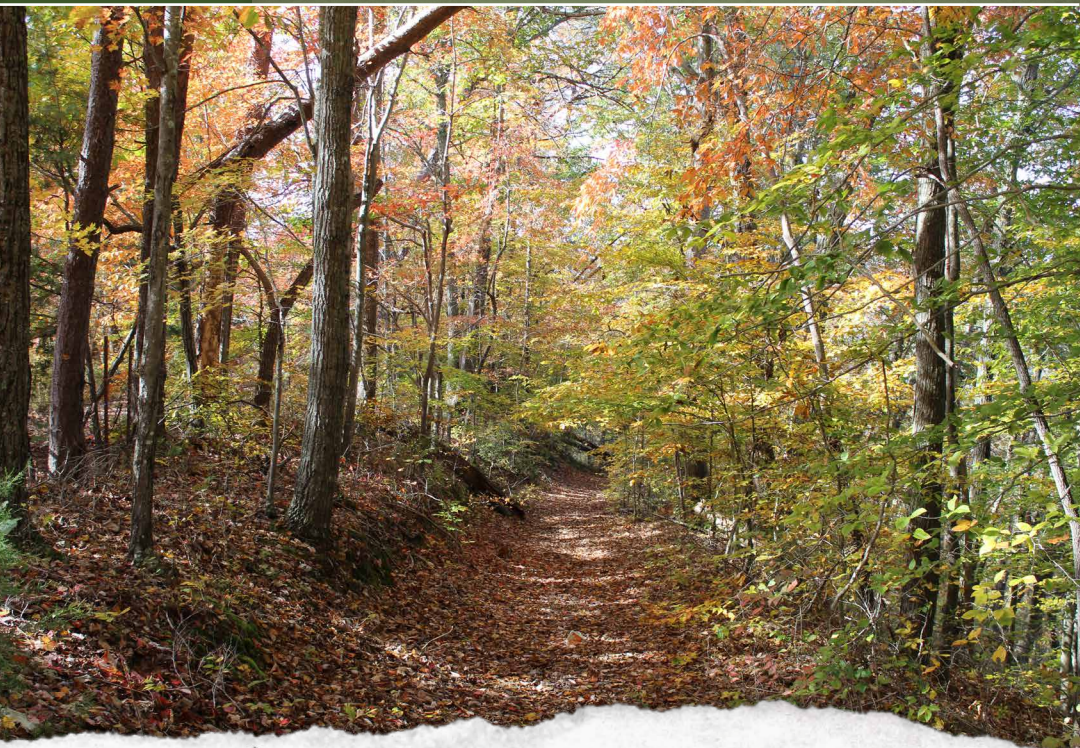
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MORE ABOUT THE RUSSELL 10.5

Nearby Cumberland Marina is in the process of a massive renovation with plans to include floating houses, hundreds of new boat slips, and train transportation, which will become the largest marina on the lake!

Build your dream home, add a deck, and open up the view to enjoy the scenic lake valley below. Properties like this, offering acreage, lake proximity, and natural beauty, are a rare find.

Take advantage of an outstanding opportunity; call Jon Toelke to learn more and experience #TheSmallTownWay!



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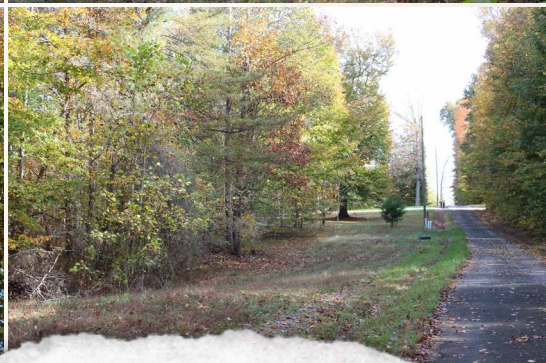
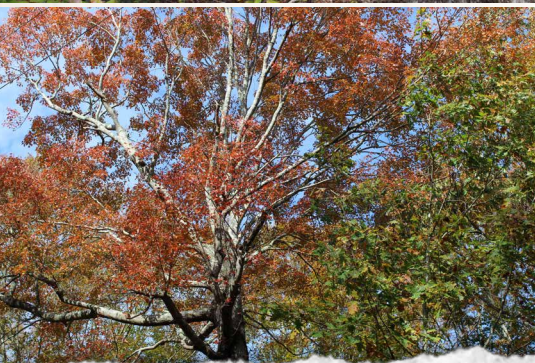
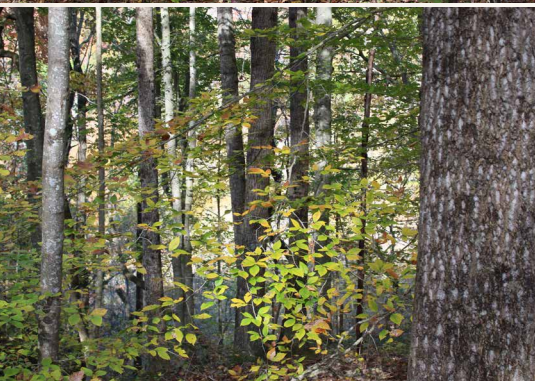
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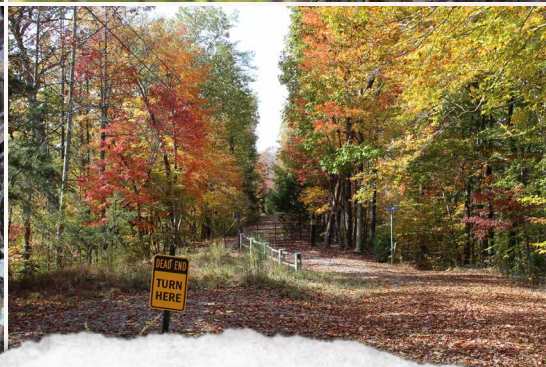
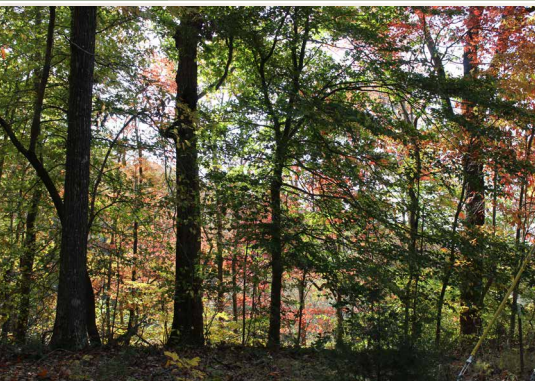
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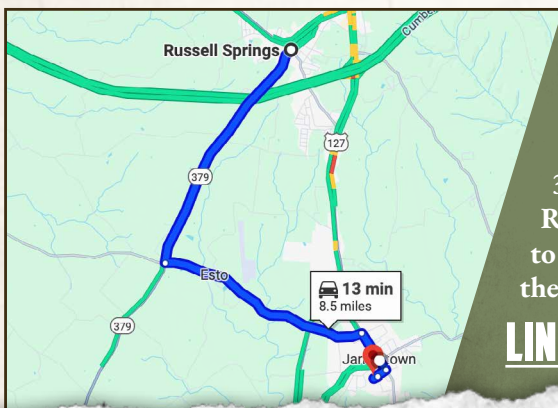
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Directions From Russell Springs, KY: Travel 3.2 miles on KY-80 E/W Steve Wariner Dr. Turn right on KY-910 N and continue 5.2 miles. Turn right on State Hwy 3525 and proceed 3.9 miles. Turn right on Gosser Ridge Road and travel 2.2 miles. Look for signs to Gosser Ridge Spur and the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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