

SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

60± ACRES
JOHNSON COUNTY, KY
\$135,000



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

THE JOHNSON 60

PROPERTY PROFILE

LOCATION:

- Middle Fork Greasy Creek Road
Boons Camp, KY 41204
- Johnson County
- 11.4± Miles E of Paintsville
- 19.8± Miles NE of Prestonburg
- 130± Miles SE of Lexington

COORDINATES:

- 37.81381, -82.6702

TAX INFORMATION:

- TBD

PROPERTY USE:

- Recreational
- Hunting & Fishing
- Potential Home/Cabin Sites

PROPERTY INFORMATION:

- 60± Acres
- Creek Frontage
- Natural Rock Formations
and Bluffs
- Diverse Wildlife
- Electric Power Pole



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JON TOELKE

LAND SPECIALIST

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2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE JOHNSON 60

WELCOME TO THE JOHNSON 60! If you're looking for a recreational property in Johnson County, Kentucky, this 60± acre tract should be at the top of your list.

The Boons Camp land offers everything you could want: a beautiful creek that winds on and off the property, natural rock formations, impressive bluffs, and pockets of flat ground that make perfect spots for camping or future improvements. Wildlife is everywhere—this area is known for big whitetails, and the deer sign across the property proves it. The owner has also seen elk, black bear, bobcat, fox, wild turkey, multiple game birds, squirrels, and plenty of rabbit, in addition to the heavy whitetail activity.

The Johnson 60 is the middle section of a larger property that was recently divided into three tracts. A major bonus: electric power poles run through the property, giving you easy access to electricity if you ever want to build a cabin or set up a more permanent campsite.



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MORE ABOUT THE JOHNSON 60

The current owner has used it strictly as a recreational retreat—camping, riding four-wheelers, exploring, and doing light hunting. There's very little evidence of recent logging, so much of the plant life and hardwood growth is untouched. The creek is clear, and the property is full of unique geological features including small cave-like outcrops, rock shelves, and fossil-rich sections.

Despite the privacy, the property is not far from what you need—just a few minutes from the entrance, as you head down Middle Fork Road, is a locally owned grocery store with all the basics.

Priced to move, this beautiful, secluded piece of eastern Kentucky land offers unlimited recreational potential.

Contact Jon Toelke today to schedule a private showing and experience #TheSmallTownWay!



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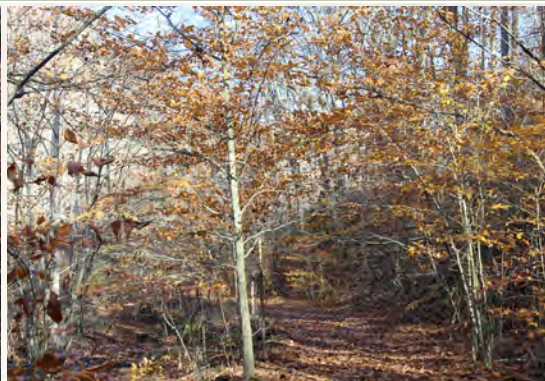
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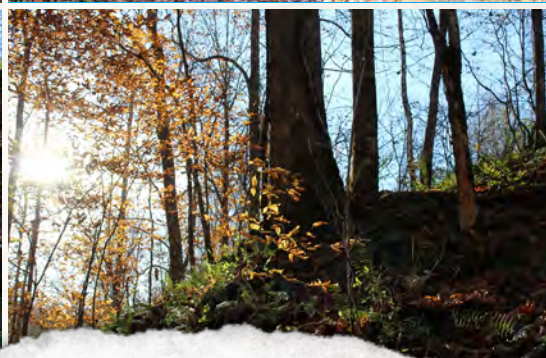
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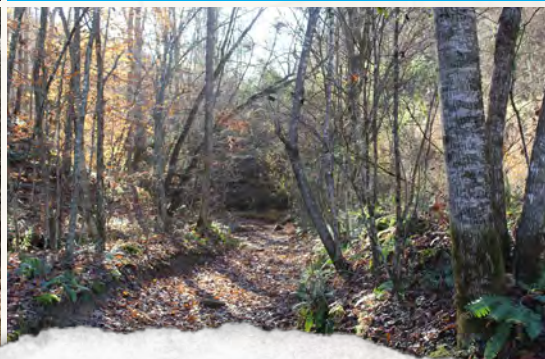
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60± ACRES**JOHNSON COUNTY, KENTUCKY****land id. LINK**

Directions From Prestonsburg, KY: Travel 4 miles on KY-321 N. Turn right on KY-3 N/KY-321 N and continue 1.6 miles. Take another right on KY-3 N and proceed 5.9 miles. Turn left on Old Route 3 Loop E and travel 0.6 miles, then make a sharp left on County Road 1203. Proceed 2.9 miles on Greasy Creek Road/Right Fork Greasy Creek Road. Continue on State Hwy 1596 for 2.8 miles. Turn right on Middle For Greasy Creek Road and in 0.7 miles, the destination will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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