

An aerial photograph of a large, scenic property. At the top, a wide river flows through a valley. Below the river, a road winds through lush green fields and dense forests. In the center, there is a small farmstead with a house and several outbuildings. To the right, a large, irregularly shaped pond is visible. The overall landscape is a mix of open fields, wooded areas, and a small residential or farm complex.

90± ACRES WITH A HOME
GRAYSON/OHIO COUNTIES, KY
\$549,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE GRAYSON/OHIO 90

PROPERTY PROFILE

LOCATION:

- 2335 Dogwalk Road
Horse Branch, KY 42349
- Grayson & Ohio Counties
- 16± Miles NE of Morgantown
- 22± Miles E of Hartford
- 24± Miles SW of Leitchfield
- 41± Miles NW of Bowling Green
- 48± Miles SE of Owensboro
- 56± Miles SW of Elizabethtown
- 98± Miles SW of Louisville
- 104± Miles N of Nashville, TN

COORDINATES:

- 37.4126, -86.62255

PROPERTY USE:

- Hunting
- Residential
- Recreational
- Hobby Farm
- Weekend Getaway

PROPERTY INFORMATION:

- 90± Turnkey Acres
- 1,050± SqFt Home
 - Fully Remodeled
 - 2 Bedrooms/1 Bath
 - New Kitchen Cabinets
 - New Countertops
 - Pine Walls & Ceilings
 - Pine Wood Floors
 - Walkout Basement
 - Back Deck
- Detached Garage/Workshop
- Established Food Plots
- Stocked Pond
- Trail System
- Box Stands

TAX INFORMATION:

- Parcel # 111-5a
- Account # 38235



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 GRAYSON/OHIO 90

WELCOME TO THE GRAYSON/OHIO 90. This beautiful and secluded property in Horse Branch, Kentucky, has something to offer to most anyone and everyone. It features 90± acres in Ohio and Grayson Counties right in the heart of big buck country.

A fully remodeled home offers two bedrooms, one bathroom, and a walkout basement that could use some finishing. The home has all new electricity, plumbing, and HVAC, as well as a water heater, appliances, and all new kitchen cabinets and countertops. It also features T&G pine walls and ceilings, pine wood floors, and laminate in the mudroom.



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 GRAYSON/OHIO 90

Step outside and you'll find a beautiful back deck to watch wildlife from as well as a detached two-car garage and workshop. There is also a stocked pond and garden area with a great trail system through the property, providing access to multiple hunting locations. Established food plots with fruit trees, a water trough, and box stands are already in place.

A great balance of oaks and mast-producing trees, combined with mixed bedding cover throughout, makes this an outstanding property with outstanding value.

**Call Jamie Rogers today for your private tour
and to experience #TheSmallTownWay.**



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.

90± ACRES WITH A HOME

GRAYSON/OHIO COUNTIES, 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.

90± ACRES WITH A HOME

GRAYSON/OHIO COUNTIES, 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.

90± ACRES WITH A HOME

GRAYSON/HIOH COUNTIES, KENTUCKY



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

jamie@smalltownproperties.com

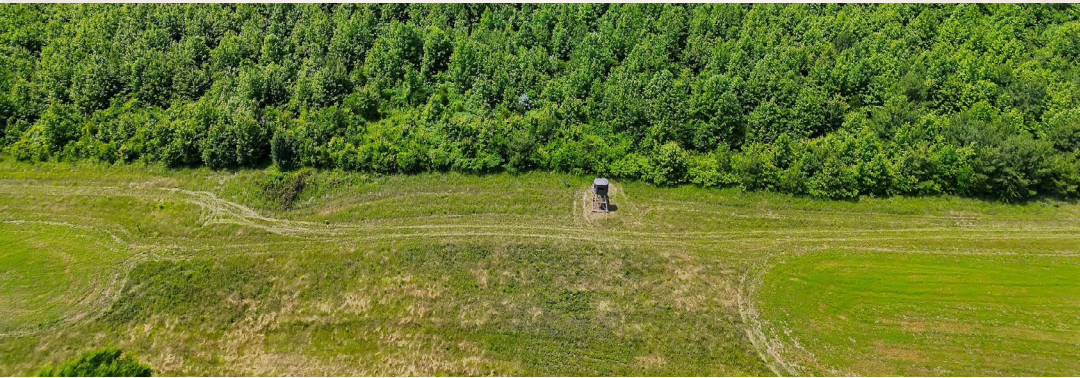
2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

90± ACRES WITH A HOME

GRAYSON/OHIO COUNTIES, KENTUCKY



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

jamie@smalltownproperties.com

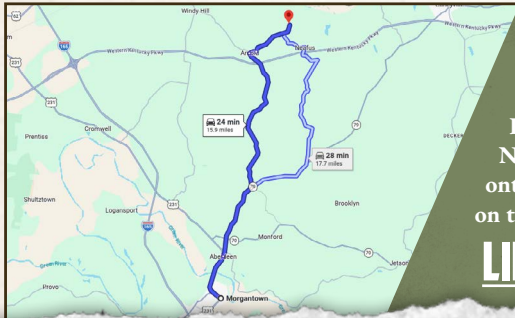
2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

90± ACRES WITH A HOME

GRAYSON/OHIO COUNTIES, KENTUCKY



Directions From Morgantown, KY: Travel north on US-231 for 2.4 miles. Turn right onto KY-79 and continue north for 3.6 miles. Turn left onto KY-2731 and proceed for 7.4 miles. Turn right onto Neafus Road, travel for 0.3 miles, and then turn left onto Dogwalk Road. The property and signs will be on the right in 2.4 miles, at the entry to Mystery Lane.

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.