



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

46.5± ACRES WITH A CABIN
MUHLENBERG COUNTY, KY
\$164,900



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

THE MUHLENBERG 46.5

PROPERTY PROFILE

LOCATION:

- Henry Oats Road
Graham, KY 42344
- Muhlenberg County
- 6.7± Miles NW of Graham
- 11.7± Miles SE of Madisonville
- 14± Miles W of Central City
- 44.3± Miles SW of Owensboro
- 74.6± Miles NW
of Bowling Green
- 90.9± Miles NE of Paducah
- 99.8± Miles SW of Elizabethtown

COORDINATES:

- 37.287400, -87.344900

PROPERTY USE:

- Hunting
- Camping
- Off-Grid Living

PROPERTY INFORMATION:

- 46.5± Acres
- Rolling Terrain
- New Construction Cabin
- Gated Entrance
- Ample Road Frontage
- Mixed Hardwood Timber
- Small Wetlands Area
- Food Plots
- Adjoins Public Hunting Land
- Additional Acreage Available

TAX INFORMATION:

- Acct# 31949
- Deed Book/Page 610-1098



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JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

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jamie@smalltownproperties.com

2101 Flint Springs Rd. - Cromwell, KY 42333

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE MUHLENBERG 46.5

WELCOME TO THE GATEWAY FOR AFFORDABLE, RECREATIONAL PARADISE: THE MUHLENBERG 46.5! Situated behind a gate off Henry Oats Road approximately 6.7 miles northwest of Graham, Kentucky, is a 46.5± acre property with a new off-grid cabin/tiny home. Wiring and plumbing are complete, and the Muhlenberg County home is set up for a rainwater collection system and an easy hookup for a gas or propane generator. Enjoy features like pine wood ceilings, oak cabinets, solid wood doors, a full bathroom, and vinyl laminate flooring.

The secluded property features two established food plots, a Banks gravity feeder, a mixture of hardwood timber, a small wetlands area, cover, and rolling terrain that provide a diversified habitat. Best of all, this place adjoins more than 10,000 acres of public hunting land, making it ideal for multiple people. Additional acreage is available.

Contact Jamie Rogers today to schedule a personal tour and experience #TheSmallTownWay!



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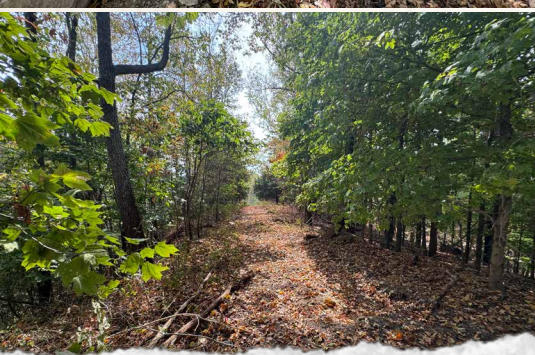
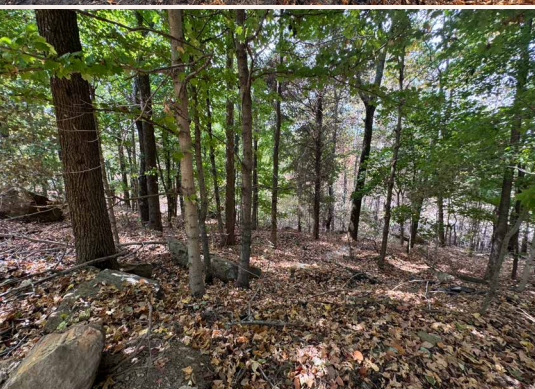
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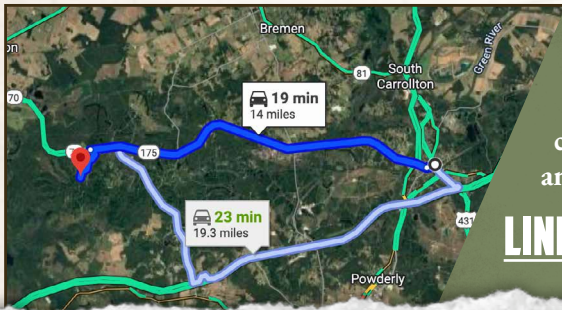
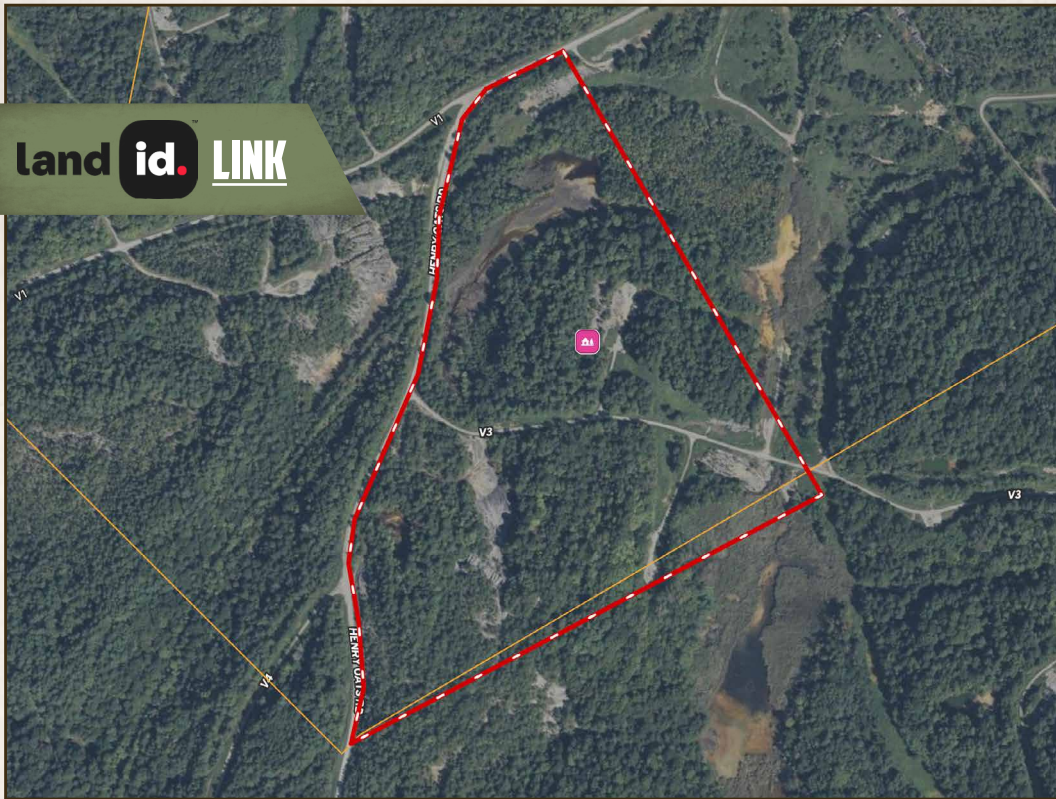
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land id. LINK



Directions From Central City, KY:
Travel 12.4 miles west on Hwy 70.
Turn left on Henry Oats Road and
continue 1.3 miles. Stay left on V3 Road
and the gated entrance is on the left.

LINK TO GOOGLE MAP DIRECTIONS



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