

36.8± ACRES
MUHLENBERG COUNTY, KY
\$99,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE MUHLENBERG 36.8

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

TAX INFORMATION:

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

COORDINATES:

- 37.2987, -87.3447

PROPERTY USE:

- Hunting
- ATV Riding
- Potential Home/Camp Site

PROPERTY INFORMATION:

- 36.8± Surveyed Acres
- Pine Timber
- Power Line
- Frontage on Two Gravel Road
- Adjoins Public Hunting Land
- Additional Acreage Available



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JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

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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 MUHLENBERG 36.8

THE MUHLENBERG 36.8 IS AN AFFORDABLE, RECREATIONAL PROPERTY WITH OUTSTANDING POTENTIAL! Located off Henry Oats Road, roughly 14 miles west of Central City, Kentucky, this 36.8± surveyed acre tract could make a sportsman's paradise.

With access on two gravel roads and multiple cleared areas, it would be great for camping or building your dream cabin. A power line running through the Muhlenberg County tract is ideal for food plots. The make-up is predominantly pine timber, much of which is mature and would benefit from a select cut that would enhance wildlife and bring an instant return on investment. Combined with trophy-managed private ground on one side and over 10,000 acres of public hunting on the other side, this property becomes a dream for the outdoorsman that won't break the bank. Additional acreage is available.

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



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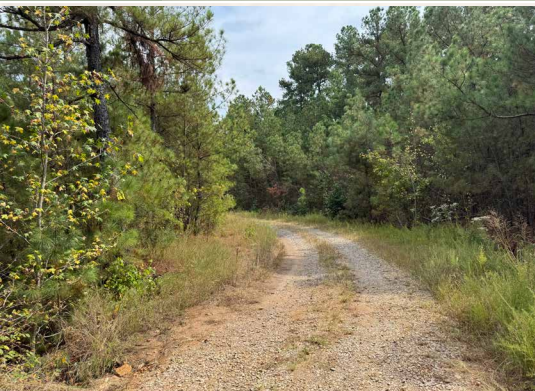
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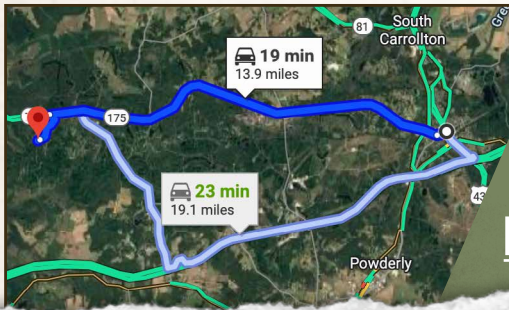
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land id. LINK



Directions From Central City, KY:
Travel 12.4 miles west on Hwy 70.
Turn left on Henry Oats Road and
continue 1 mile. Make a slight right
on V1 Road and the property is on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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