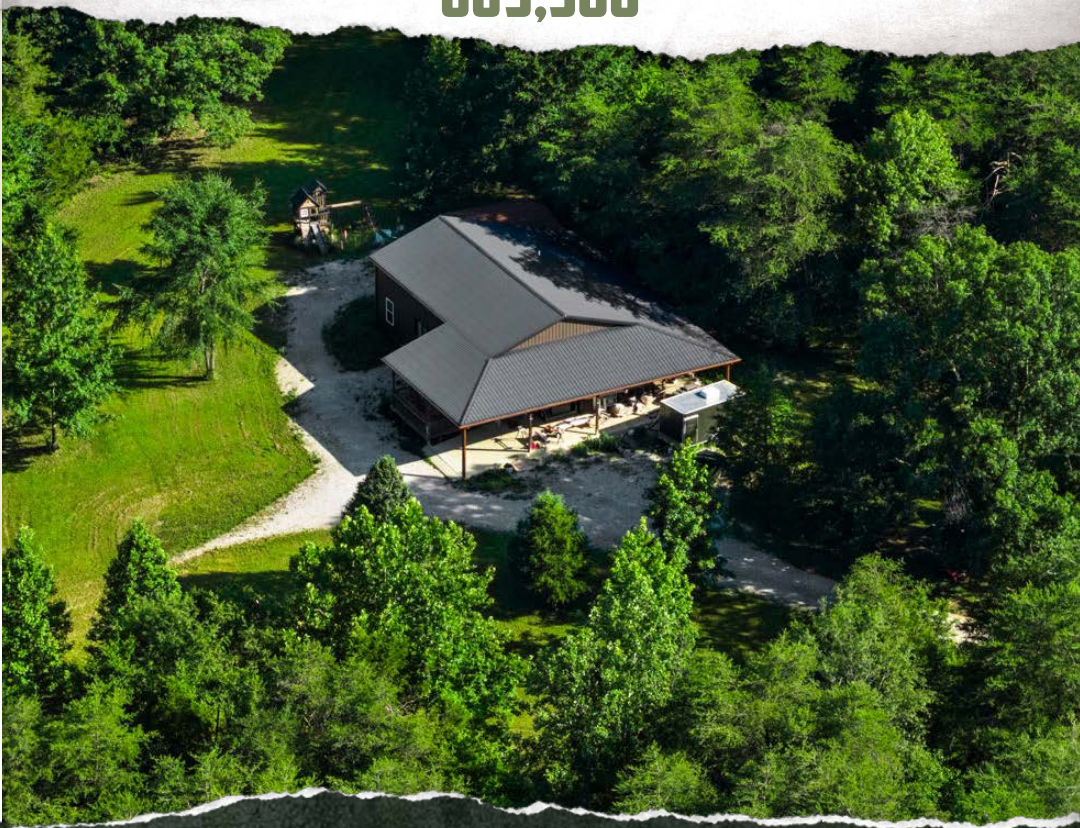




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

39.264± ACRES WITH A BARNDOMINIUM
GRAYSON COUNTY, KY
669,900



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

THE GRAYSON 39.264

PROPERTY PROFILE

LOCATION:

- 180 Meredith Ridge Road
Leitchfield, KY 42754
- Grayson County
- 6± Miles N of Moutardier
Campground
- 9± Miles S of Leitchfield
- 17± Miles N of Brownsville
- 37± Miles SW of Elizabethtown
- 40± Miles NE of Bowling Green

COORDINATES:

- 37.38625, -86.2553

TAX INFORMATION:

- \$1,748.55

PROPERTY USE:

- Residential
- Hunting
- Farming

PROPERTY INFORMATION:

- 39.264± Total Acres
- 12± Acres Fenced Pasture
- Hardwoods
- 2,200± SqFt Barndominium
 - 6 Bedrooms/3 Bathrooms
 - Unfinished Loft
 - Functional Barn
- Deer and Turkey
- Stocked Pond



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HUNTING PROPERTIES
& REAL ESTATE™



JUSTIN CASADA | LAND SPECIALIST/APPRENTICE AUCTIONEER

C: 270-791-4349 | jcasada@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

TONY WELLS | LAND SPECIALIST

C: 270-202-0371 | tony@smalltownproperties.com

2102 Flint Springs Rd. - Cromwell, KY 42333 | O: 270-795-1080 | smalltownproperties.com

WELCOME TO THE GRAYSON 39.264

WELCOME TO PEACEFUL COUNTRY LIVING IN GRAYSON COUNTY, KENTUCKY.

Experience the perfect blend of privacy and convenience with a beautiful barndominium situated on 39.264± mostly wooded acres just off Meredith Ridge Road, roughly six miles north of Moutardier and nine miles south of Leitchfield. Completed just last year, the 2,200± square foot home features six bedrooms, three bathrooms, quartzite kitchen countertops, spray foam insulation, a tankless water heater, and so much more. An unfinished loft provides potential for expansion. The home sits well off the road and is surrounded by hardwoods. For convenience, there is a 50-amp RV hookup.

Enjoy abundant wildlife and excellent hunting opportunities right in your backyard. Long Branch Creek is in the woods near the property line. Additionally, you will find 12± acres of fenced pasture, a large stocked pond and a functional barn. The pasture is located in the front of the property with the home sitting well off the road surrounded by woods.

Contact Tony Wells or Justin Casada today to schedule a private tour of this incredible property and experience #TheSmallTownWay!



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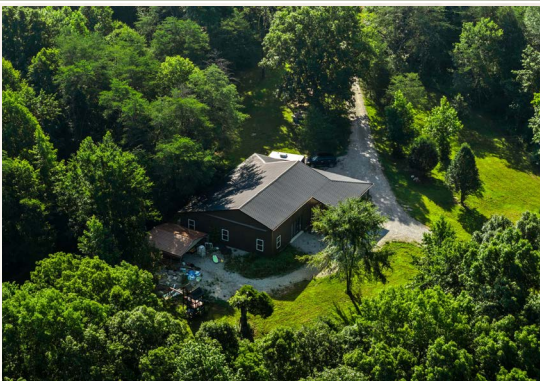
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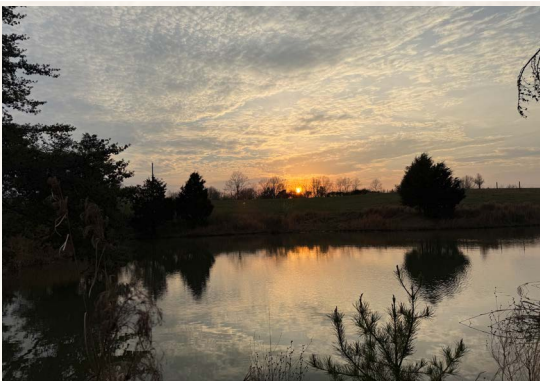
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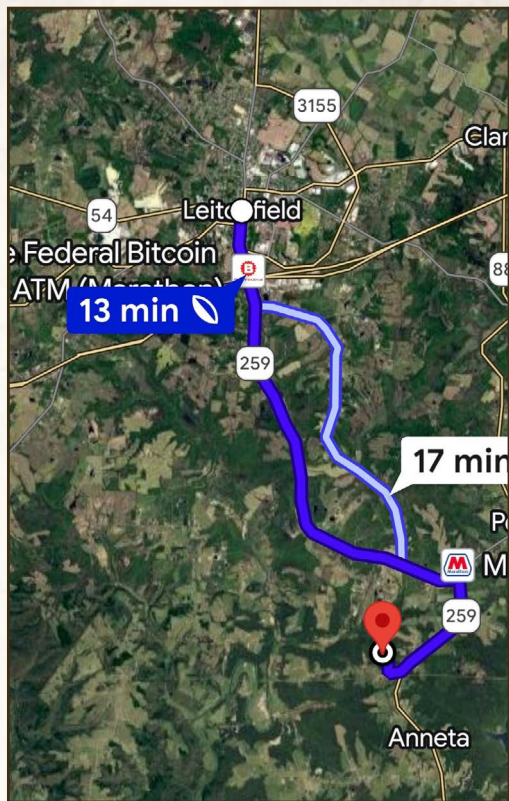
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GRAYSON COUNTY, KENTUCKY

land id. LINK



Directions From Leitchfield, KY:
Travel 6 miles on KY-259 S/Annetta Road. Turn right on KY-259 S and continue 1.7 miles. Turn right on Meredith Ridge Road and continue 0.6 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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