

69.69± ACRES
MUHLENBERG COUNTY, KY
\$189,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE MUHLENBERG 69.69

PROPERTY PROFILE

LOCATION:

- Henry Oats Road
Graham, KY 42344
- Muhlenberg County
- 6.3± Miles NW of Graham
- 11.3± Miles E of Madisonville
- 13.6± Miles W of Central City
- 44± Miles SW of Owensboro
- 67.2± Miles NW
of Bowling Green
- 90.5± Miles NE of Paducah

COORDINATES:

- 37.2921, -87.33974

TAX INFORMATION:

- Acct# 30698
- Deed Book/Page 610-841

PROPERTY USE:

- Hunting & Fishing
- Recreation
- Camping
- Build Sites

PROPERTY INFORMATION:

- 69.69± Surveyed Acres
- Diverse Habitat
- Ample Road Frontage
- Established Food Plot
- Box Stand
- Pond
- 360-Degree Access
- Additional Acreage Available



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 MUHLENBERG 69.69

THE MUHLENBERG 69.69 IS AN AMAZINGLY DIVERSE HUNT-READY TRACT SET UP PERFECTLY TO MAKE THE ULTIMATE HUNTING PROPERTY! Located off Henry Oats Road in Graham, Kentucky, the 69.69± acre Muhlenberg County property provides open and wooded areas with a great balance of cover and timber. You will find a pond, a beautiful hardwood ridge, and an established, centrally located food plot, complete with a new Millennium Buck Hut two-man box stand. This area is well-known for producing quality whitetails and turkeys along with a good wild quail population. The Muhlenberg 69.69 is a unique place, offering 360-degree access, which makes it hunt like a much larger property. Public land is close by and can be hunted as well, making for a great opportunity for two or more hunters. If you are considering building, this tract features multiple campsites or cabin spots. Best of all, this property is affordably priced! Additional acreage is available.

**Contact Jamie Rogers today to schedule a personal tour
and 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.



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.

69.69± ACRES MUHLENBERG COUNTY, KENTUCKY



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

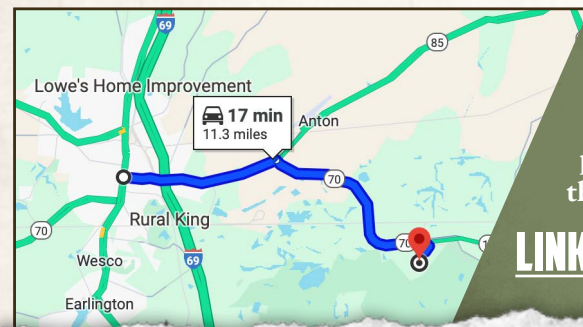
jamie@smalltownproperties.com

2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

69.69± ACRES MUHLENBERG COUNTY, KENTUCKY



Directions From Central City, KY:
Travel 12.4 miles west on Hwy 70.
Turn left on Henry Oats Road and
proceed 0.9 miles to the property on
the right.

[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.