



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**101.1± ACRES**  
**OHIO COUNTY, KY**  
**\$299,900**

OFFICE (270) 795-1080 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



### LOCATION:

- Ashby Road  
Centertown, KY 42328
- Ohio County
- 4± Miles N of Centertown
- 10.8± Miles W of Hartford
- 36.4± Miles S of Owensboro
- 56.8± Mile NW of Bowling Green
- 82.2± Miles SW of Elizabethtown

### COORDINATES:

- 37.4594, -87.0014

### PROPERTY USE:

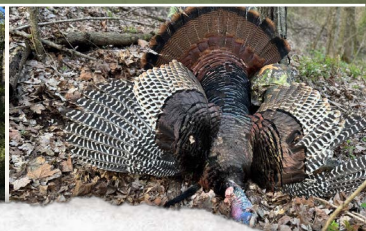
- Hunting
- Recreation
- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 101.1± Surveyed Acres
- Secluded
- Interior Road
- Two Ponds
- Mast-Producing Oaks
- Cabin Site
- Deer & Turkey
- Very Light Hunting Pressure
- Famous Area for  
Quality Whitetails
- Near Crop Ground  
Along the Rough River
- Additional Acreage Available

### TAX INFORMATION:

- Parcel 93-EP4



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**JAMIE ROGERS**

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

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2101 Flint Springs Rd. - Cromwell, KY 42333

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE OHIO 101.1

IF YOU ARE LOOKING FOR BEAUTIFUL COUNTRY LAND AND FANTASTIC HUNTING, WELCOME TO A SECLUDED PARADISE IN OHIO COUNTY, KENTUCKY! This 101.1± acre surveyed tract, located off Ashby Road approximately 4 miles north of Centertown, offers interior roads with two separate areas cleared for food plots. There is also a great spot for a cabin or camping area with low impact to the wildlife. The property is very diverse, with some areas that were select cut several years ago, making for outstanding bedding and cover, and best of all, it's in the heart of the tract—a perfect interior sanctuary. You will find mast-producing oaks, including sawtooth oaks and beech, as well as persimmons. Combine food and cover with two ponds, along with some long-range funnel areas, and you have all the requirements for the ultimate hunting property.

The Ohio 101.1 is located near a massive amount of cropland along the Rough River, an area famous for consistently producing top-end whitetails and an outstanding turkey population.

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



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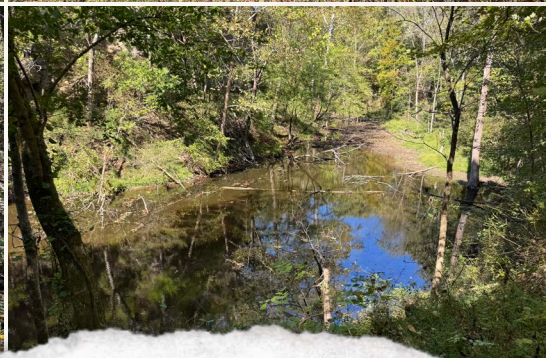
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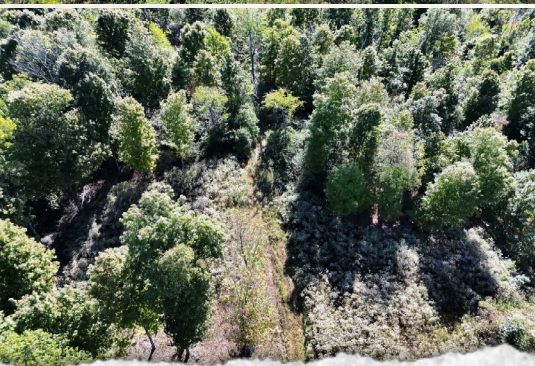
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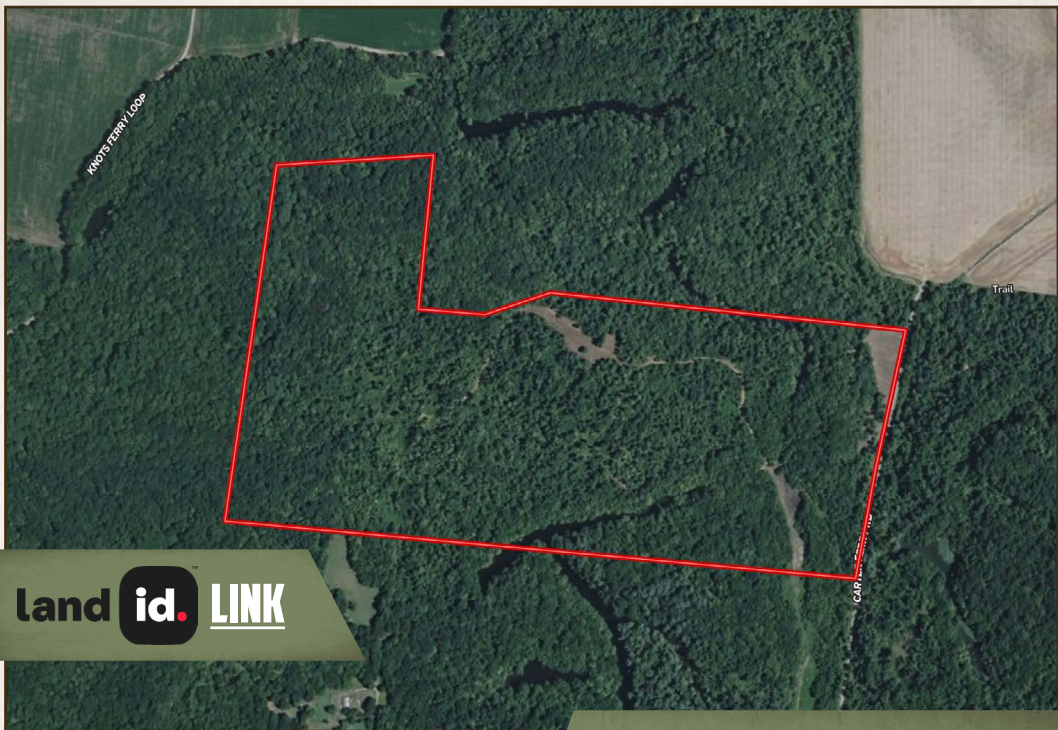
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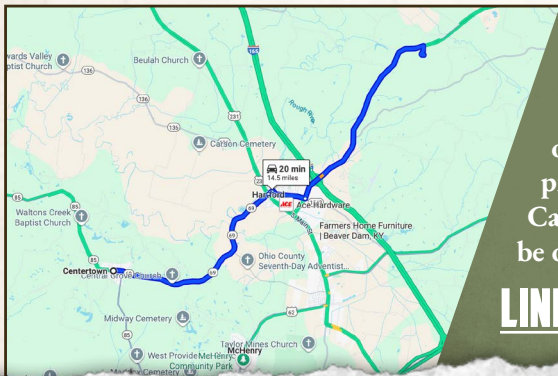


101.1± ACRES

OHIO COUNTY, KENTUCKY



land id. LINK



Directions From Centertown, KY:  
Travel 2.7 miles on Hwy 85 W. Turn right on Peabody Haul Road and continue on Gordon Road. Turn left on Carter Ferry Road/CR-1311 and proceed 0.7 miles. Make a slight right on Carter Ferry Road and the property will be on the left in 0.5 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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