

**Hunting Retreat in Kentucky**  
1384 Oil Fork Road  
Burkesville, KY 42717

**\$1,700,000**  
600± Acres  
Cumberland County



## Hunting Retreat in Kentucky Burkesville, KY / Cumberland County

### SUMMARY

**Address**

1384 Oil Fork Road

**City, State Zip**

Burkesville, KY 42717

**County**

Cumberland County

**Type**

Residential Property, Hunting Land, Recreational Land, Farms, Timberland

**Latitude / Longitude**

36.725678 / -85.320397

**Dwelling Square Feet**

1232

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

600

**Price**

\$1,700,000

**Property Website**

<https://www.mossoakproperties.com/property/hunting-retreat-in-kentucky-cumberland-kentucky/97326/>



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### PROPERTY DESCRIPTION

This exceptional **600-acre with end-of-the-road property** in **Cumberland County** offers a rare combination of privacy, income potential, and premier recreational value. Whether you're searching for a private hunting retreat, an investment-grade recreational tract or starting a hunting club, this expansive holding checks every box.

The land features **multiple producing oil wells that generate income**, adding an attractive revenue stream to complement the property's recreational appeal. A **well-maintained 3-bedroom, 2-bath home** provides comfortable accommodations for owners and guests alike, while a **large garage building with concrete floors and electric service** offers ample space for equipment, ATVs, tractors, and hunting gear. The property has **Public water** services, adding convenience and reliability.

From a land-use standpoint, the property is ideally balanced with **over 100 acres of open ground**, perfect for food plots, pasture, or future improvements, and the **remaining acreage in mature woods** that delivers outstanding wildlife habitat. **Numerous creeks** traverse the property, supplying year-round water sources for wildlife and enhancing the natural beauty and huntability of the land. An established **internal trail system** provides excellent access throughout, making it easy to manage the property and reach stands, blinds, and shooting houses.

Hunters will appreciate the **multiple shooting houses already in place** and the area's reputation for **exceptional whitetail deer and wild turkey hunting**. The diverse terrain, mix of open and timbered ground, and abundant water create an ideal environment for holding and growing game populations-making this tract a standout destination for serious sportsmen.

The property's secluded **end-of-the-road setting** ensures privacy and tranquility, yet it remains conveniently located just a short drive to **Burkesville** and within easy reach of **Dale Hollow Lake**, offering additional recreation such as boating, fishing, and family activities.

Please note: **mineral rights do not convey** with the property.

This is a rare opportunity to own a **large, contiguous acreage** with income, improvements, and proven recreational value in one of south-central Kentucky's most desirable areas-perfect for a private getaway, legacy property, or organized hunting club.

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## Locator Map





## Satellite Map







## **DISCLAIMERS**

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