

**160 Acres Hunters Paradise Ready to go**  
**Charter Creek Subtle Road**  
**Edmonton, KY 42129**

**\$325,000**  
**160 +/- acres**  
**Metcalf County**





# 160 Acres Hunters Paradise Ready to go Edmonton, KY / Metcalfe County

## SUMMARY

### Address

Charter Creek Subtle Road

### City, State Zip

Edmonton, KY 42129

### County

Metcalfe County

### Type

Farms, Recreational Land, Timberland

### Latitude / Longitude

36.9062 / -85.5236

### Acreage

160

### Price

\$325,000

### Property Website

<https://www.mossyoakproperties.com/property/160-acres-hunters-paradise-ready-to-go-metcalfe-kentucky/16141/>



## 160 Acres Hunters Paradise Ready to go Edmonton, KY / Metcalfe County

---

### **PROPERTY DESCRIPTION**

160 acre property of mixed use recreational, farmland, timberland located in Metcalfe County Kentucky. This hunting property is setup and ready to go after those big Kentucky Whitetail Deer. The farm features box blinds ladder stand and ground blinds setup through out the property. the farm has be managed for hunting and is easy to move around on with the trails. The property is perfect for a small hunting camp or getaway. property has spring with access to water electric and phone.

Mossy Oak Properties Hart Realty has been a leader in South Central Kentucky rural land and real estate sales since 1980, The Munfordville, Kentucky brokerage joined Mossy Oak Properties in 2009, an affiliation that ensures that when you work with Mossy Oak Properties Hart Realty, you are working with someone that understands your passion for land and the outdoors, as well as has the marketing platform required to get the maximum exposure for your property. Mossy Oak Properties Hart Realty specializes in marketing hunting land, farm land, rural retreats, rural homes, and other types of rural real estate in South Central Kentucky If you are ready to find your favorite place or market your property through the powerful Mossy Oak Properties platform, contact Mossy Oak Properties Hart Realty today at 270-524-1980 Since 1986, the Mossy Oak enterprise has had one true goal: get people closer to nature. So it comes as no surprise that in 2002 we launched Mossy Oak Properties, a real estate brokerage program designed to help consumers get closer to land by providing buyers or sellers of rural or recreational ground with the most knowledgeable land specialists in the business.

Our growth has been nothing short of phenomenal. We currently have over 90 franchised offices in 25 states, with more regional growth planned in the coming months. Our three pronged program-brand, network, and services-gives our land specialists more tools tailored to the land business than any other company. Top it all off with exceptional support from the corporate office and a company culture that aligns perfectly with the land business, and you truly have a perfect fit for any individual-or size or experience of firm-that focuses on rural and recreational land sales.





160 Acres Hunters Paradise Ready to go  
Edmonton, KY / Metcalfe County



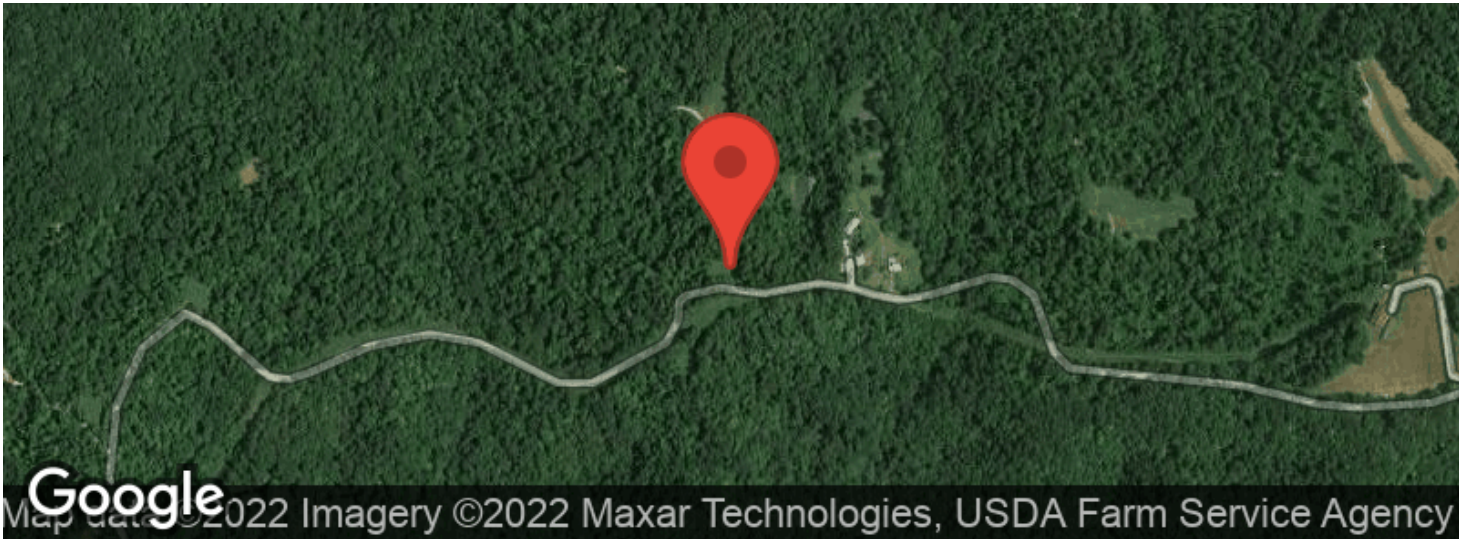


# Locator Maps





# Aerial Maps





160 Acres Hunters Paradise Ready to go  
Edmonton, KY / Metcalfe County

---

**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Doug Morgan

**Mobile**

(270) 528-1501

**Email**

dmorgan@mossyoakproperties.com

**Address**

Post Office Box 456

**City / State / Zip**

Munfordville, KY 42765

---

**NOTES**

---

---

---

---

---

---

---





[illegible]

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





---

**Mossy Oak Properties Hart Realty**

**Post Office Box 456**

**Munfordville, KY 42765**

**(270) 524-1980**

**MossyOakProperties.com**

---

