



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

233± ACRES
CALDWELL COUNTY, KY
\$759,900



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

THE CALDWELL 233

PROPERTY PROFILE

LOCATION:

- 11269 Dawson Road
Princeton, KY 42445
- Caldwell County
- 4± Miles NE of Princeton
- 26± Miles SW of Madisonville
- 33± Miles NW of Hopkinsville
- 51± Miles NE of Paducah
- 59± Miles NW of Clarksville, TN
- 101± Miles W of Bowling Green
- 104± Miles NW of Nashville, TN
- 168± Miles SW of Louisville

PROPERTY USE:

- Great Hunting Farm
- Potential Building Site
- Recreational

COORDINATES:

- 37.0081, -85.5912

PROPERTY INFORMATION:

- 233± Surveyed Acres
- Excellent Deer Habitat
- Gated Entrance
- Access to Utilities
- 6± Miles of Interior Trails
- Multiple Food Plot Sites
- Creek

TAX INFORMATION:

- Acct. # 127615-001



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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 CALDWELL 233

TAKE ADVANTAGE OF A REMARKABLE OPPORTUNITY TO CREATE A PRIVATE HUNTING PARADISE IN CALDWELL COUNTY, KENTUCKY! Located roughly four miles northeast of Princeton, on Dawson Road, this 233± surveyed acre property deserves attention.

With a timber stand improvement completed last year, nearly six miles of interior and border trails, cover, and terrain features, this tract hunts like a property twice its size. There are multiple funnels, pinch points, and food plot sites, along with great browse, outstanding access, and a year-round creek. Basically, you have the recipe for a place that will hold and grow some great animals!

Essentially, the Caldwell 233 is a blank canvas waiting to be tailor-made into your personal hunting paradise. The property will be perfect for three-to-five hunters. Additionally, there is a gated entrance with a potential home/cabin site and access to all available utilities. Best of all—the Caldwell 233 is affordably priced!

**Call Jamie Rogers today to schedule a private showing
and experience #TheSmallTownWay!**



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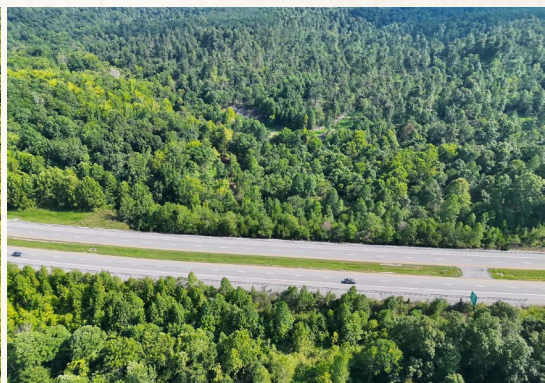
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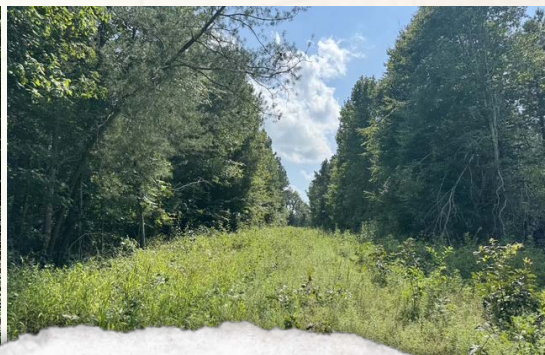
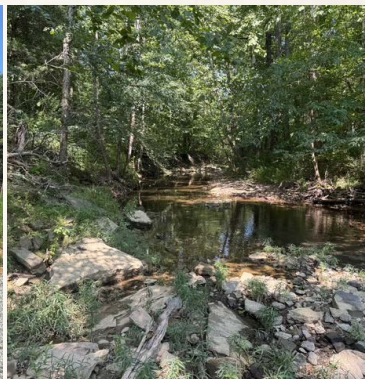
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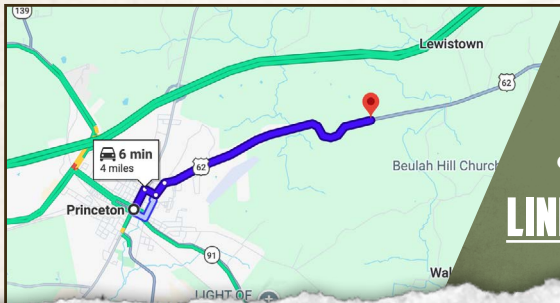
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CALDWELL COUNTY, KENTUCKY

land **id.** LINK



Directions From Princeton, KY:
Travel 3.5 miles on Old Madisonville
Road/US-62 E/Dawson Road to the
destination on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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