SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

60± ACRES
PENDELTON COUNTY, KY

$325,000



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

THE PENDELTON 60

PROPERTY PROFILE

LOCATION:

- 1599 Catawba Road
  Falmouth, KY 41040
- Adjacent to the Licking River
- Pendelton County
- 5± Miles N of Falmouth
- 8± Miles S of Butler
- 11± Miles SE of DeMossville
- 17± Miles NE of Williamstown
- 19± Miles NE of Dry Ridge
- 34± Miles SE of Cincinnati, OH
- 37± Miles SE of Florence
- 60± Miles NE of Lexington

COORDINATES:

- 38.71330, -84.34525

PROPERTY USE:

- Recreational
- Hunting & Fishing
- Timber Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 60± Acres
- Heavily Wooded
- Cleared Pasture
- Licking River Frontage
- Homesite Foundation
- Utilities On-Site
- Manufactured Home
  - *No Value Assigned; Sold As-Is*

TAX INFORMATION:

- Annual Taxes: $950±





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JON TOELKE
LAND SPECIALIST
C: 859-321-5438
O: 270-795-1080
jon@smalltownproperties.com
2101 Flint Springs Rd. - Cromwell, KY 42333
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PENDELTON 60

WELCOME TO THE PENDELTON 60. Y'all need to take a look at this outstanding 60± acre property located in the Catawba area of Pendleton County, Kentucky, just north of Falmouth. If you've been thinking about building a new home on a pretty piece of property, this one could be the one. The Pendleton 60 has been sitting idle for quite some time, just waiting for someone to come enjoy it.

If you're a hunter, you probably already know about the whitetail deer in this area. They're BIG, and they're on this property! Although the land hasn't been hunted in years, I've spent some time walking it, and the deer sign is everywhere. The proximity to the Licking River makes this an especially attractive location. Deer will visit their preferred water sources several times a day, and if you own the Pendleton 60, that means your property could be part of their daily routine! The heavy woods and thick brush also provide excellent cover and bedding areas. Don't forget to head down to the river with your fishing gear. There are some giant catfish in the Licking River.





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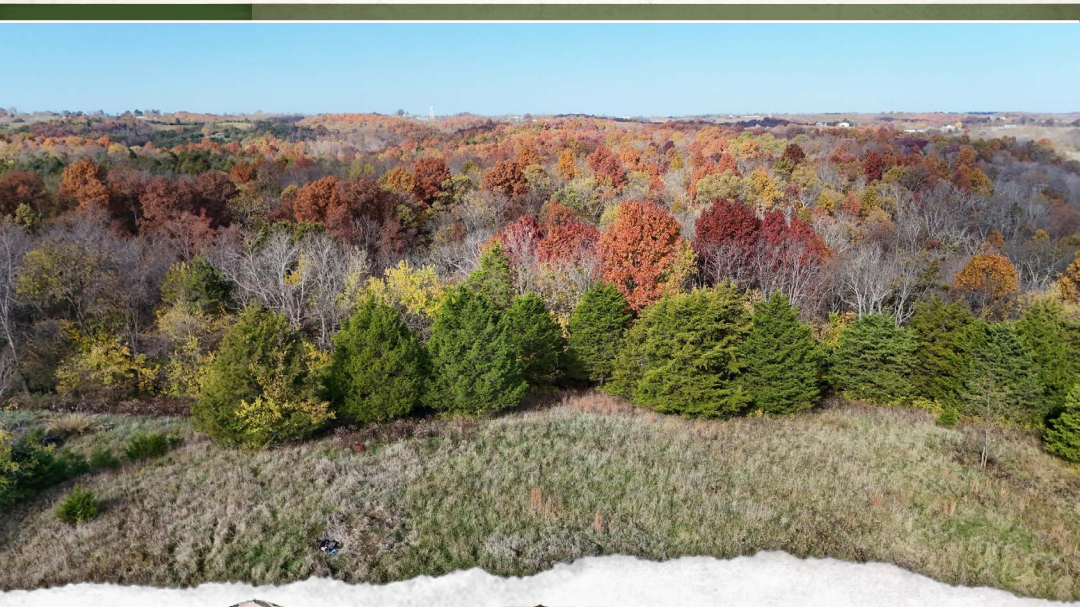
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MORE ABOUT THE PENDELTON 60

There is currently a manufactured home on the property. Although it's not terribly old, it's in disrepair and hasn't been occupied or maintained for several years. It will be sold with the property "as-is." Septic, electric, and water are available on-site, making this a pretty easy turnkey homesite. Catawba Road provides convenient access, and with utilities, septic, and an existing foundation already in place, you're well on your way. Build the house you've always wanted or have a manufactured home delivered when you're ready.

You'll be about 45 minutes from Cincinnati and 50± minutes from Florence, so if you need to get out of the country for a bit and enjoy some city life, you won't have far to go. The Pendleton 60 offers a great combination of privacy, convenience, and recreational opportunity in a beautiful rural setting.

Contact Jon Toelke today to schedule a private showing and experience #TheSmallTownWay.





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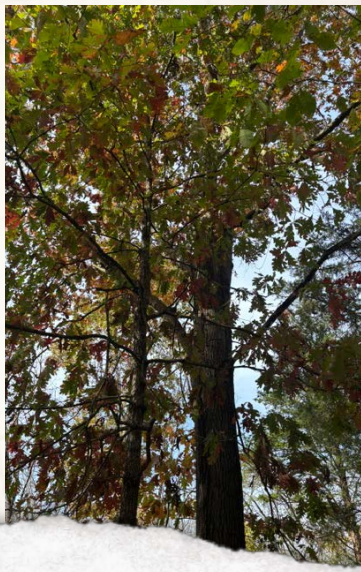
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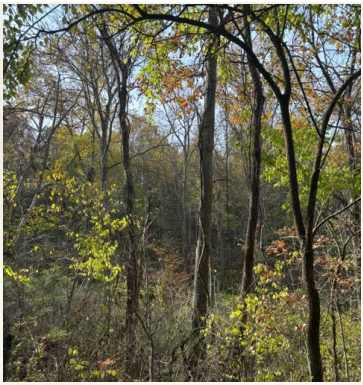


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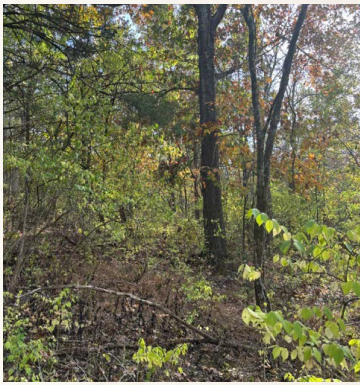
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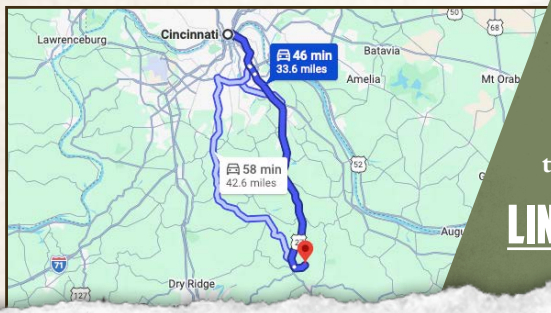
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land id. LINK



Directions From Cincinnati, OH: Travel south on I-471 for 4.7 miles. Follow the signs to continue onto US-27/ Alexandria Pike for 25.2 miles. Turn left onto Catawba Road and proceed 1.6 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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