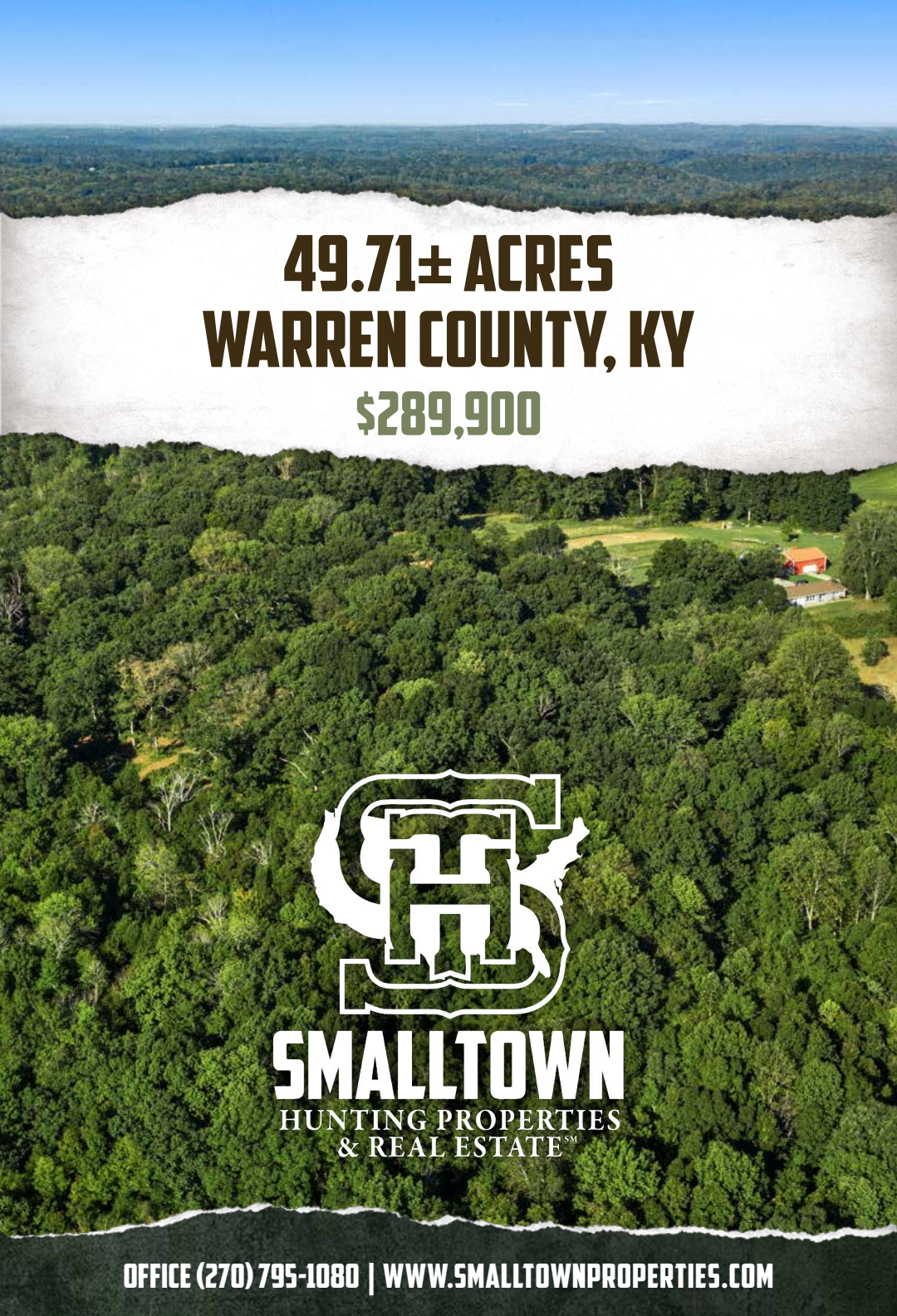




49.71± ACRES
WARREN COUNTY, KY
\$289,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE WARREN 49.71

PROPERTY PROFILE

LOCATION:

- Barren River Road
Bowling Green, KY 42101
- Warren County
- 6± Miles NW of Downtown
Bowling Green
- 20± Miles SE of Morgantown
- 73± Miles SE of Owensboro

PROPERTY USE:

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

PROPERTY INFORMATION:

- 49.71± Deeded Acres
- Multiple Deer Trails
- Road Frontage
- Large Clearing
- Mixed Timber

TAX INFORMATION:

- \$5,664.54

COORDINATES:

- 37.0454332, -86.5057529



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JUSTIN CASADA | LAND SPECIALIST/APPRENTICE AUCTIONEER

C: 270-791-4349 | jcasada@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

TONY WELLS | LAND SPECIALIST

C: 270-202-0371 | tony@smalltownproperties.com

2102 Flint Springs Rd. - Cromwell, KY 42333 | O: 270-795-1080 | smalltownproperties.com

WELCOME TO THE WARREN 49.71

WELCOME TO THE WARREN 49.71, LOCATED APPROXIMATELY TWO MILES DOWN BARREN RIVER ROAD JUST OFF VETERANS MEMORIAL IN BOWLING GREEN, KENTUCKY. Very large oak trees, perfect for select cut, are located on this 49.71± acre property in Warren County. A clearing on the property could be used for a large food plot or a potential building site. With plenty of road frontage, approximately 47 acres are located on the south side of Barren River Road, with the remainder of the acreage on the north side.



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MORE ABOUT THE WARREN 49.71

This area is well-known for whitetail hunting; neighboring properties are large and hold deer like this one. The Warren 49.71 has many uses, whether it's hunting, recreation, or building your home beneath marketable timber. Take advantage of the rare opportunity to own nearly 50 acres in Warren County!

Contact Justin Casada or Tony Wells today to schedule a private showing and experience #TheSmallTownWay.



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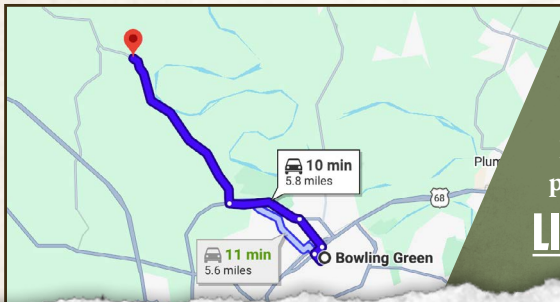
WARREN COUNTY, KENTUCKY

1435

land id. LINK

BARREN RIVER RD

1435



Directions From Bowling Green, KY:
Travel west on Highway 68 for 1.4 miles.
Turn right onto KY-1435/Barren River
Road and continue for 3.3 miles to the
property and signs.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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