

An aerial photograph of a large, scenic property. At the top, a wide river flows through a valley. Below the river, a dense line of green trees separates it from a large, open green field. In the center of the field, there is a small cluster of buildings, including a large white barn and a smaller structure, with a paved area and a few vehicles. To the right of the buildings, a winding dirt road leads to a large, irregularly shaped pond. The surrounding landscape is a mix of open fields and dense green forests. The overall scene is bright and clear, suggesting a sunny day.

90± ACRES
GRAYSON/OHIO COUNTIES, KY
\$549,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE GRAYSON/OHIO 90

PROPERTY PROFILE

LOCATION:

- 2335 Dogwalk Road Horse Branch, KY 42349
- Grayson & Ohio Counties
- 16± Miles NE of Morgantown
- 22± Miles E of Hartford
- 24± Miles SW of Leitchfield
- 41± Miles NW of Bowling Green
- 48± Miles SE of Owensboro
- 56± Miles SW of Elizabethtown
- 98± Miles SW of Louisville
- 104± Miles N of Nashville, TN

COORDINATES:

- 37.4126, -86.62255

PROPERTY USE:

- Hunting
- Residential
- Recreational
- Hobby Farm
- Weekend Getaway

PROPERTY INFORMATION:

- 90± Turnkey Acres
- 1,050± SqFt Home
 - Fully Remodeled
 - 2 Bedrooms/1 Bath
 - New Kitchen Cabinets
 - New Countertops
 - Pine Walls & Ceilings
 - Pine Wood Floors
 - Walkout Basement
 - Back Deck
- Detached Garage/Workshop
- Established Food Plots
- Stocked Pond
- Trail System
- Box Stands

TAX INFORMATION:

- Parcel # 111-5a
- Account # 38235



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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

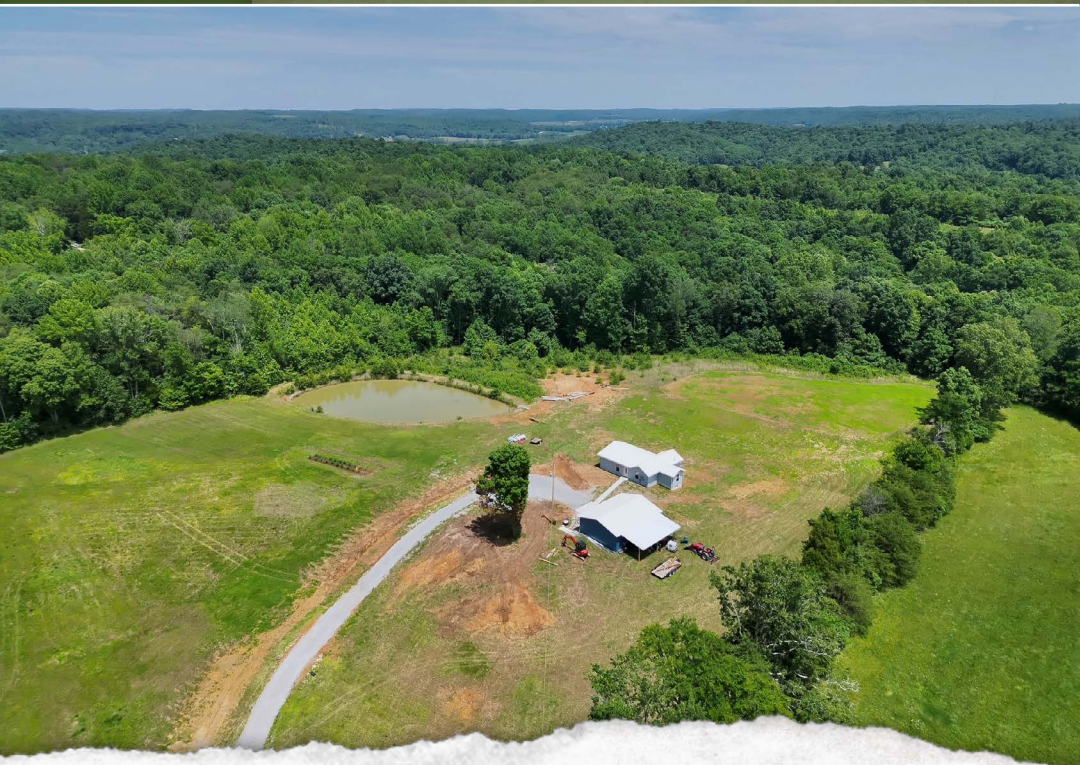
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE GRAYSON/OHIO 90

WELCOME TO THE GRAYSON/OHIO 90. This beautiful and secluded property in Horse Branch, Kentucky, has something to offer to most anyone and everyone. It features 90± acres in Ohio and Grayson Counties right in the heart of big buck country.

A fully remodeled home offers two bedrooms, one bathroom, and a walkout basement that could use some finishing. The home has all new electricity, plumbing, and HVAC, as well as a water heater, appliances, and all new kitchen cabinets and countertops. It also features T&G pine walls and ceilings, pine wood floors, and laminate in the mudroom.



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MORE ABOUT THE GRAYSON/OHIO 90

Step outside and you'll find a beautiful back deck to watch wildlife from as well as a detached two-car garage and workshop. There is also a stocked pond and garden area with a great trail system through the property, providing access to multiple hunting locations. Established food plots with fruit trees, a water trough, and box stands are already in place.

A great balance of oaks and mast-producing trees, combined with mixed bedding cover throughout, makes this an outstanding property with outstanding value.

**Call Jamie Rogers today for your private tour
and to experience #TheSmallTownWay.**



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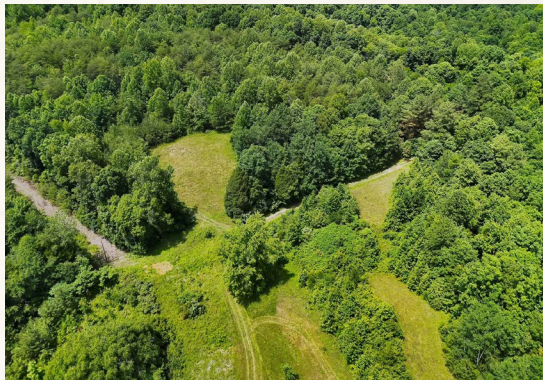
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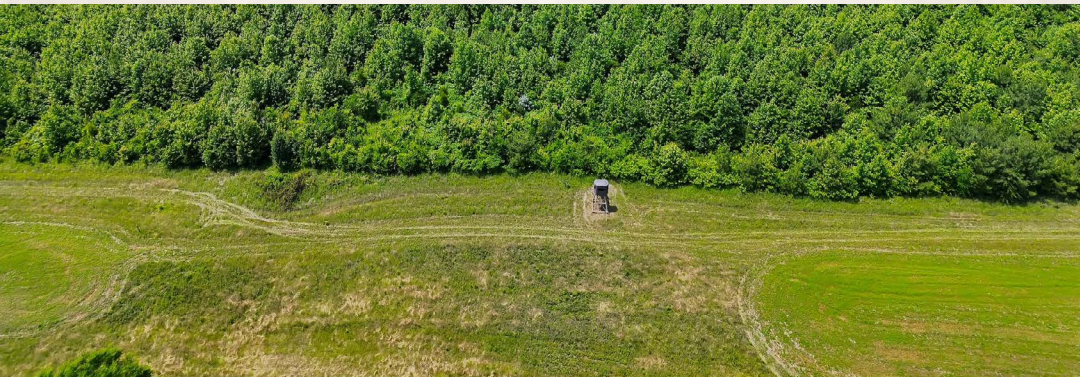
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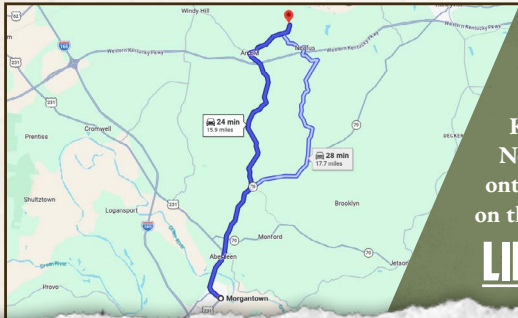
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land id. LINK



Directions From Morgantown, KY: Travel north on US-231 for 2.4 miles. Turn right onto KY-79 and continue north for 3.6 miles. Turn left onto KY-2731 and proceed for 7.4 miles. Turn right onto Neafus Road, travel for 0.3 miles, and then turn left onto Dogwalk Road. The property and signs will be on the right in 2.4 miles, at the entry to Mystery Lane.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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