SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

580± ACRES WITH A CABIN
LEWIS COUNTY, KY

$2,500,000

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

THE LEWIS 580

PROPERTY PROFILE

LOCATION:

- 1073 Black Lick Branch
  Vanceburg, KY 41179
- Lewis County
- 15.5± Miles SW of Vanceburg
- 29± Miles SE of Maysville
- 31.4± Miles N of Morehead
- 86.3± Miles NE of Lexington
- 89± Miles SE of Cincinnati, OH

COORDINATES:

- 38.48595, -83.45850

PROPERTY USE:

- Hunting
- Recreational
- Farming/Homestead
- Timber
- Carbon Credit Potential
- Investment

TAX INFORMATION:

- TBD

PROPERTY INFORMATION:

- 580± Acres
- 80± Acres Cleared
- 1,400± SqFt Custom Cabin
  - 3 Bedrooms/2 Bathrooms
  - Multiple Lofts
  - Large Stone Fireplace
  - Custom Kitchen
  - 3 Covered Porches
  - Starlink Internet
- Mature Hardwoods
- Extensive Trail System
- Creek Bottoms, Hollows, Ridges
- Rock Formations
- Pasture
- Surrounding Row-Crop Farms
- Two Wood Barns
- Massive 80’ x 40’ Steel Barn
  - Heated Concrete Floors
  - Tankless Water Heater
  - Spray-Foamed/Insulated
  - Mulitple Bunk Rooms
  - Full Kitchen
  - Entertainment/Rec Area
  - Large Garage
  - Extra Space for Storage

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WELCOME TO THE LEWIS 580

WELCOME TO THE LEWIS 580—A TRULY EXCEPTIONAL PROPERTY LOCATED IN VANCEBURG, KENTUCKY. The 580± acre tract features an amazing custom cabin, two large wood barns, a massive steel barn, miles of trails, beautiful Eastern Kentucky topography, and tremendous recreational potential. If you know anything about Lewis County, you are familiar with it being known for fantastic whitetail deer hunting. The Lewis 580 offers all the ingredients you would want in a high-quality hunting property, but what makes this place particularly special is the combination of size, improvements, recreation, privacy, and potential.

A mile-long gravel road winds through approximately 80 acres of cleared land before making its way back through the large hardwood forest. The drive alone gives you the feeling that you're entering one of Kentucky's beautiful state parks. Positioned on a knob in the back corner of a beautiful hollow, a cabin overlooks the barns, creek, and a gorgeous wooded hillside. The crown jewel of the Lewis 580 is undoubtedly the cabin.

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THE LEWIS 580 THE CABIN

THE 1,400± SQUARE FOOT HAND-BUILT CABIN WAS THE PASSION OF A LOCAL MAN WHO BEGAN CONSTRUCTION AROUND 2010. He sourced local materials and set out to build his dream home. Unfortunately, he did not live long enough to see the project completed. The partially finished cabin sat for several years until a group of gentlemen purchased the property and took on the task of caring for the land and finishing the home. Expert carpenters and craftsmen were brought in to complete the project, and what you see today is the culmination of their work.

Three porches provide plenty of place to sit back, relax, and take it all in. And when you're sitting on one of those porches, you won't be listening to traffic or the neighbors.

No expense was spared outfitting the cabin. A large stone fireplace serves as the centerpiece of the main living area, surrounded by comfortable seating and a large TV. Starlink provides reliable internet service with enough bandwidth to work remotely, make Zoom calls, or stay connected when you need to.

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THE LEWIS 580 THE CABIN

The large kitchen features granite countertops, custom cabinetry, and a beautiful bar seating area. There is also a dining table in the main room, along with additional seating that creates a great place to relax, play games, or spend time with family and friends.

The hallmark of a great cabin is exceptional woodwork, and the Lewis 580 has plenty of it. From the exterior logs, porches, and railing work to the massive interior beams and hardwood flooring, the attention to detail is everywhere. Large exposed beams run the length of the ceiling, and a full wooden staircase leads to the second floor. Upstairs you'll find three bedrooms and two full bathrooms finished with ceramic tile and quality fixtures. Multiple loft areas, accessed by ladders, overlook the bedrooms, providing some of the cabin's favorite sleeping and play areas for kids.

The cabin is heated and cooled by multiple mini-split HVAC units throughout, all operated by remote control. A quality septic system handles the rest, making it a comfortable and functional retreat without sacrificing the feeling of being completely removed from the outside world.

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THE LEWIS 580 THE LOCATION

THE LEWIS 580 IS SITUATED APPROXIMATELY 30 MINUTES FROM MAYSVILLE, providing access to shopping, restaurants, medical services, and other amenities. Morehead, home to Morehead State University, St. Claire Regional Medical Center, and various shopping and dining options, is roughly one hour away. Depending on the route and traffic, you can be in Lexington in under two hours. For those coming from the Cincinnati/Northern Kentucky area, expect a 1.5-2 hour commute. Vanceburg sits along the Ohio River in northeastern Kentucky, offering quick access to the AA Highway (KY 9), which provides an important east-west connection through the region. The property offers the best of both worlds: a secluded Eastern Kentucky setting while remaining within a reasonable driving distance of several regional population centers.

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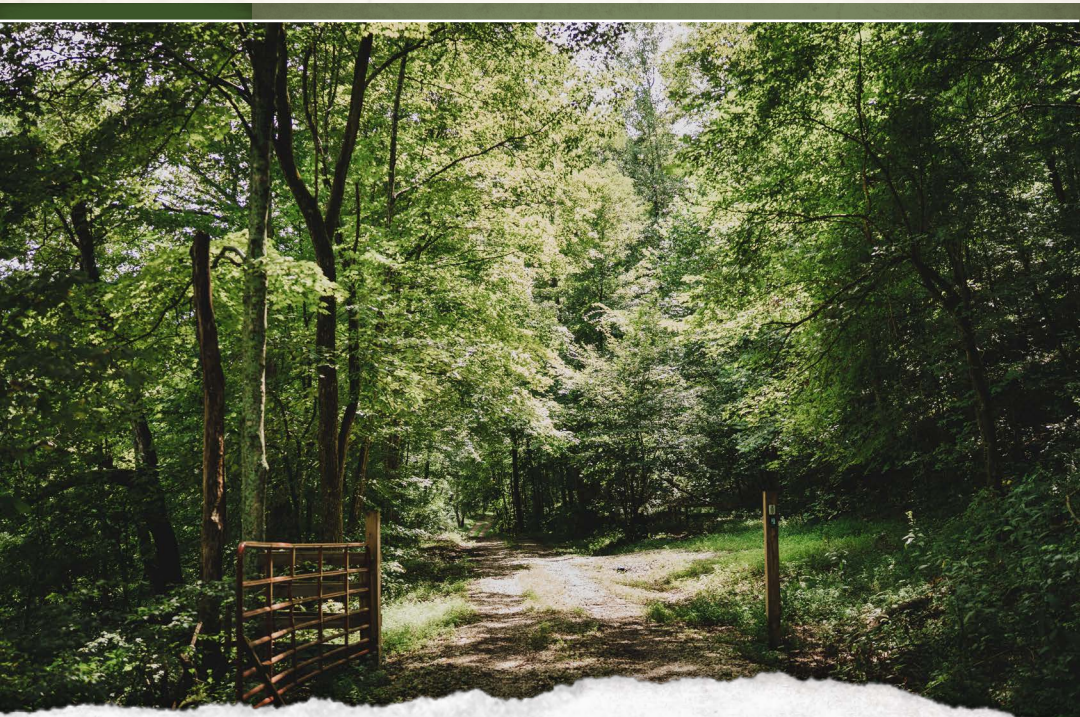
THE LEWIS 580 TRAILS & RECREATION

THE CURRENT OWNERS ARE AVID 4X4 TRAIL RIDERS, AND THEIR DESIRE TO OWN THE PROPERTY WAS DRIVEN IN LARGE PART BY ITS SHEER SIZE AND BEAUTIFUL EASTERN KENTUCKY TERRAIN. Large ridges, creek bottoms, hollows, and hardwood forests create an incredible trail-riding environment. An old state route runs through the property and serves as the primary means of ingress and egress. From there, a series of additional trails wind in and out of creeks and hollows and up and down the hills. It's truly an exceptional riding property with challenges for just about every level of driver.

Want an easy ride? Follow the flat limestone creekbed back toward the cabin. Looking for something a little more interesting? Take one of the more scenic routes through the forest. Either way, keep your eyes open for beautiful rock formations and abundant wildlife.



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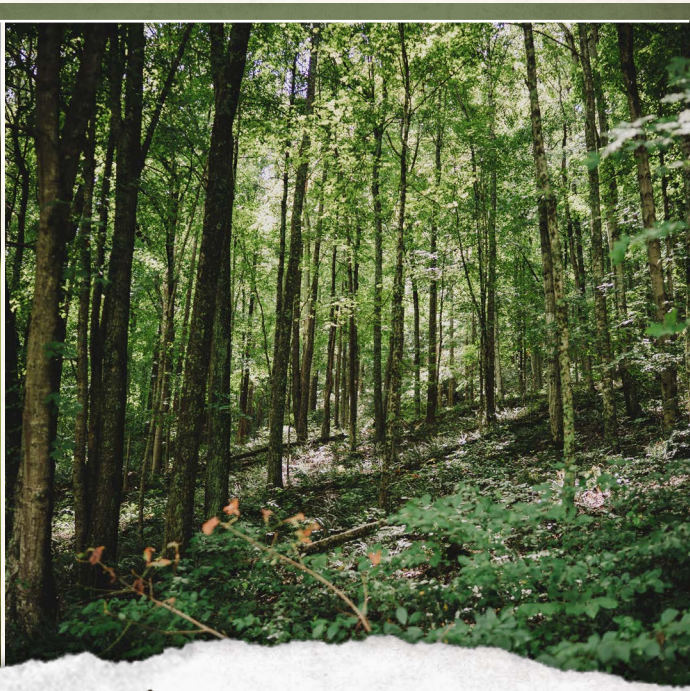
THE LEWIS 580 HUNTING & WILDLIFE

ALTHOUGH THE CURRENT OWNERS ARE NOT HUNTERS, THE WILDLIFE HERE IS IMPRESSIVE. Big whitetail deer, wild turkey, black bear, bobcat, and just about every small-game species you could expect in Eastern Kentucky can be found.

The Lewis 580 has everything you would want in a high-quality hunting property: abundant food sources, seemingly endless bedding areas, water, dense cover, pasture, and surrounding row-crop farms. That combination is the basic formula for holding big whitetail deer.

Hunting pressure on the property has been minimal. While a couple of guests have hunted the property over the years, it has not been heavily hunted. With the addition of a few strategically placed food plots and your favorite tree stands or blinds, the Lewis 580 could quickly become a premier hunting property.



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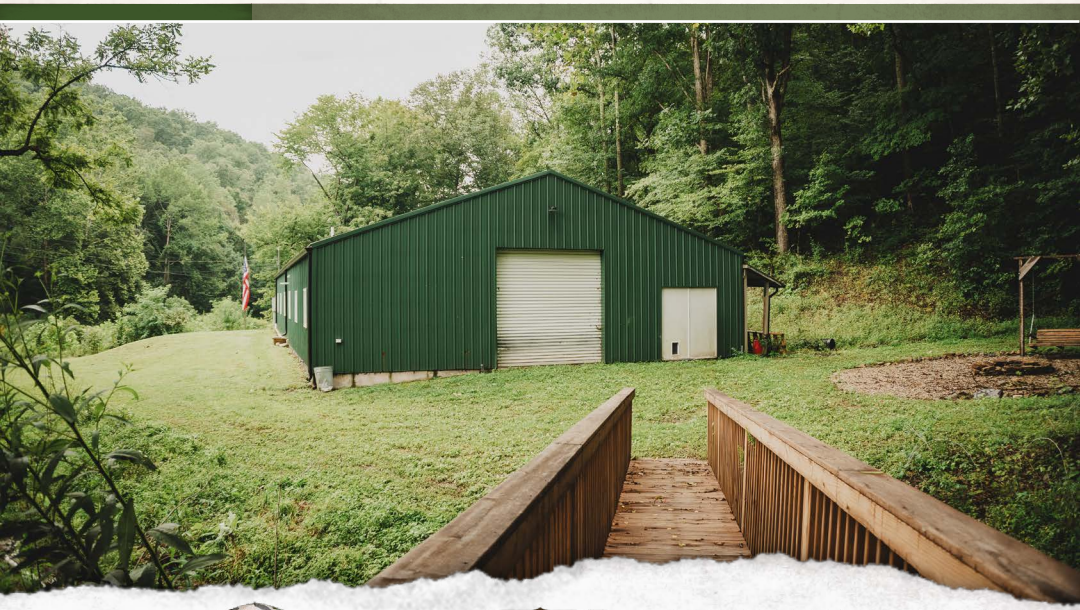
THE LEWIS 580 BARNS & IMPROVEMENTS

THREE LARGE BARNS AND A LARGE GARAGE ARE INCLUDED IN THE LEWIS 580. Two substantial wood barns, sitting directly across from the cabin, were likely originally used for tobacco, and both remain functional today. One would benefit from some replacement boards, but both offer excellent storage and additional potential.

Just beyond the garage, across the creek and over a small walking bridge, sits one of the most unique improvements on the property: a massive steel barn measuring approximately 80' x 40'. With multiple large doors, there is plenty of room to move equipment in and out, and the barn has enough space to store an impressive amount of equipment. But simply using it for storage would be a massive underutilization of what this building offers. The barn was built on a concrete slab with radiant floor heat. A tankless water heater supplies hot water throughout the slab, allowing the entire floor to be heated with the flip of a switch. The building has also been professionally spray-foamed, providing excellent insulation. Running the length of one side of the barn is a series of framed and drywalled rooms. Each room includes multiple bunk beds, with the current configuration capable of accommodating roughly 12–15 guests.



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THE LEWIS 580 BARNS & IMPROVEMENTS

At the far end is a full kitchen with a sink, full-size appliances, and countertops. A large TV and additional seating create what might be one of the best "man caves" you'll ever find on a hunting property. Imagine spending the day riding trails or hunting, then coming back to the barn to work on your equipment, cook dinner, watch some football, or simply sit around with friends.

And if that's not enough, there is even the potential for an indoor archery range. You could use the space as a private lodge for family and friends, develop a hunting camp, or potentially create a revenue-producing opportunity by offering accommodations to hunters and recreational enthusiasts. There are plenty of possibilities!

And, we haven't even gotten into the potential of a future timber harvest or carbon-credit program!

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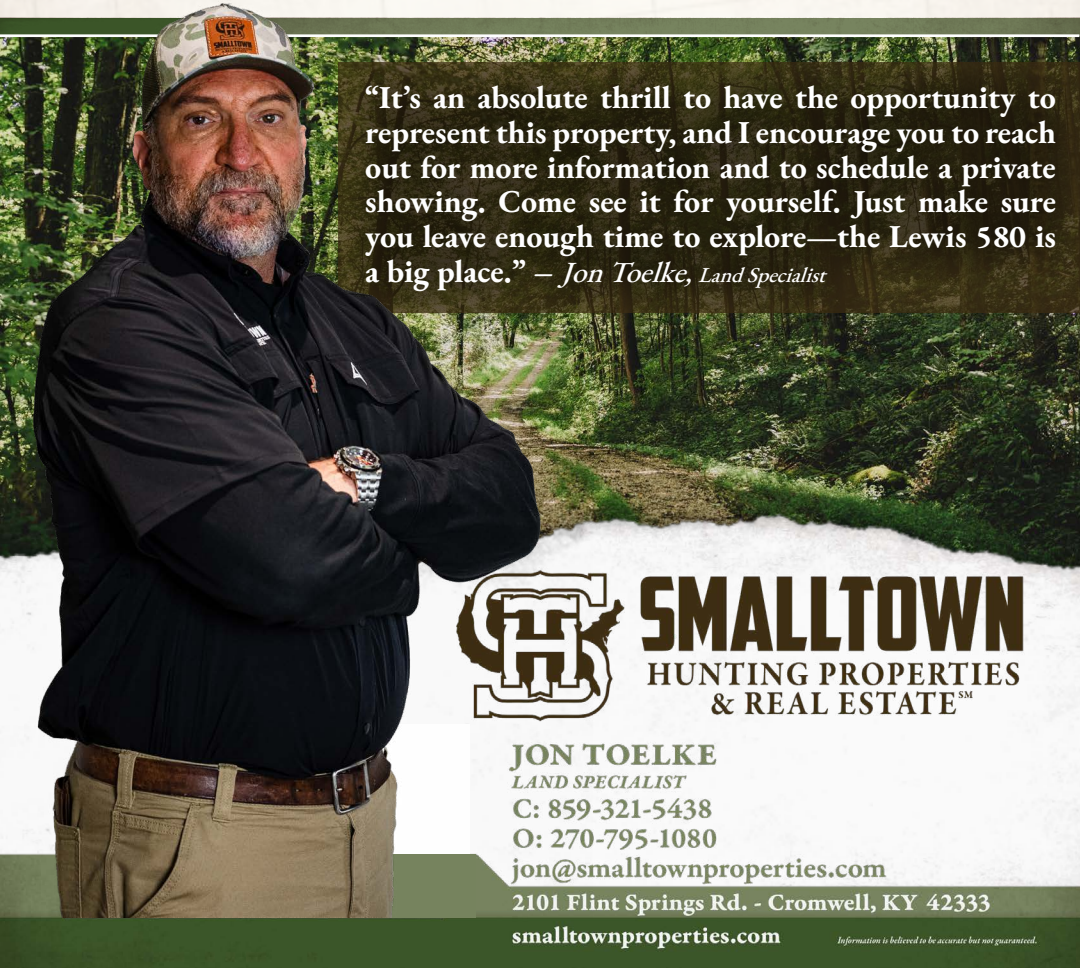
THE LEWIS 580 THE OPPORTUNITY

THE LEWIS 580 IS THE KIND OF PROPERTY THAT OFFERS SOMETHING FOR ALMOST EVERYONE. For the serious hunter, there is tremendous wildlife habitat and minimal hunting pressure. For the outdoor enthusiast, there are miles of trails, creeks, hollows, ridges, and some of the best scenery Lewis County and Eastern Kentucky have to offer. For someone looking for a private retreat, an incredible custom cabin is tucked away at the back of the property. Then there are the barns, the heated and insulated steel building, the potential guest accommodations, and the possibility of creating additional income streams.

Most importantly, properties of this size and quality simply don't come to market very often. Finding 580± contiguous acres is difficult enough. Finding the large acreage with a finished custom cabin, multiple barns, extensive trail systems, excellent wildlife habitat, and this much additional potential is something else entirely. ***The Lewis 580 is truly a once-in-a-lifetime type of property.***

Experience #TheSmallTownWay, call **Jon Toelke** today to learn more and schedule a private showing.



"It's an absolute thrill to have the opportunity to represent this property, and I encourage you to reach out for more information and to schedule a private showing. Come see it for yourself. Just make sure you leave enough time to explore—the Lewis 580 is a big place." – *Jon Toelke, Land Specialist*

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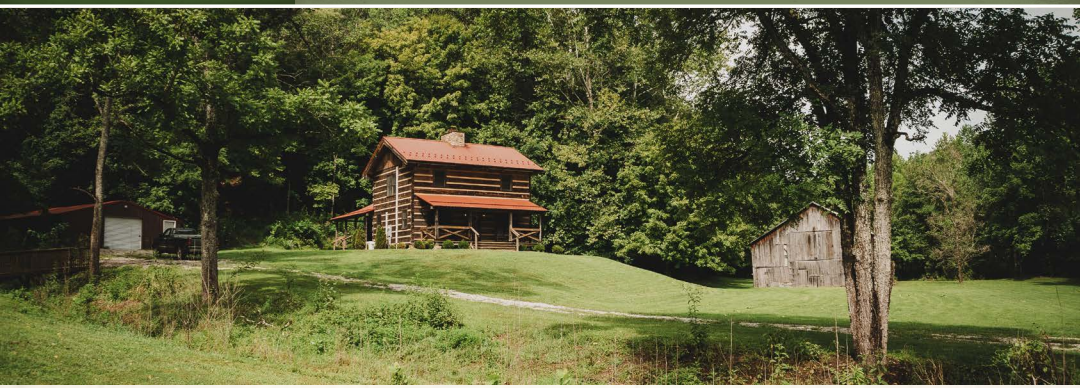

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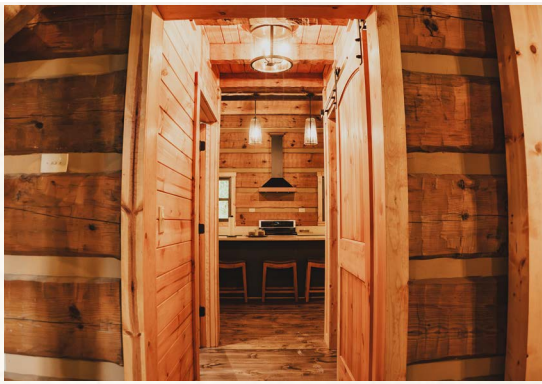

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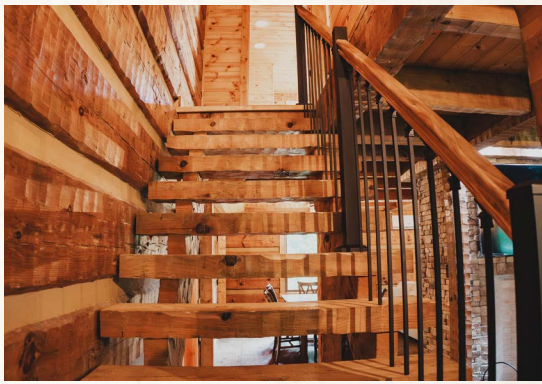

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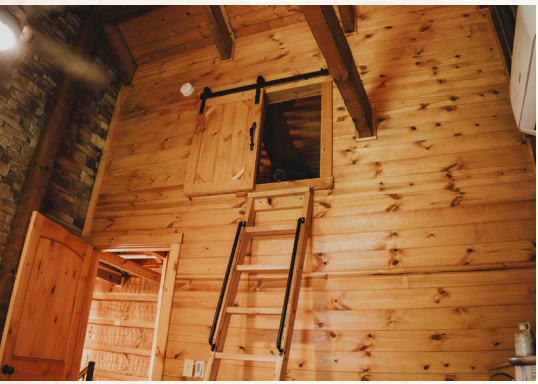

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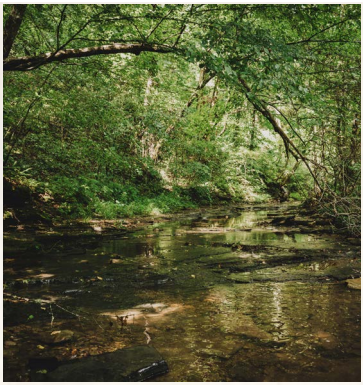

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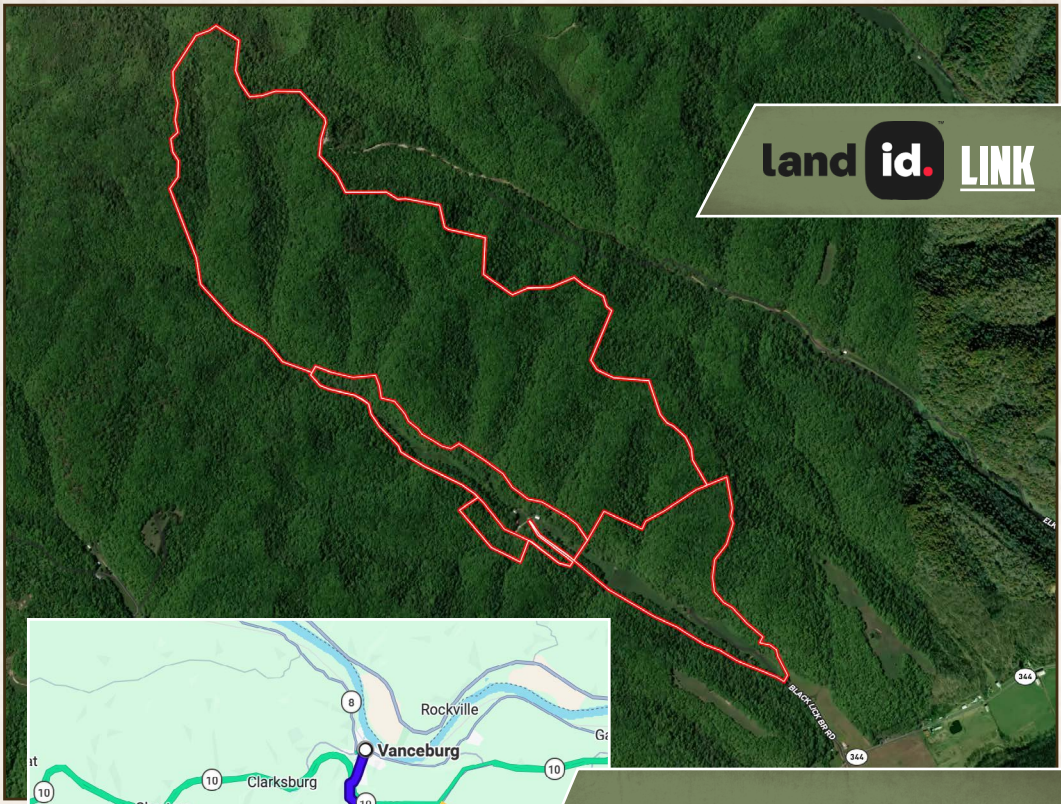

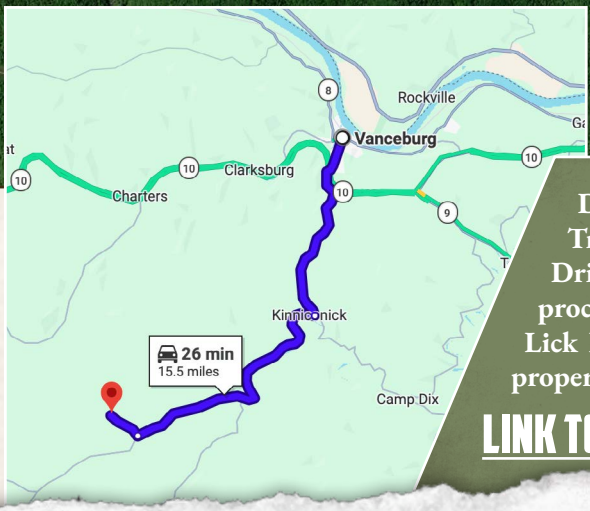

Directions From Vanceburg, KY: Travel 6.2 miles on KY-59/Fairland Drive. Turn right on KY-344 and proceed 8.2 miles. Turn right on Black Lick Branch Road and in 1.1 miles the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS

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