



60± ACRES
OHIO COUNTY, KY
\$189,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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

LOCATION:

- Beck Lane
Cromwell, KY 42333
- Ohio County
- 8.6± Miles E of Beaver Dam
- 18± Miles N of Morgantown
- 37± Miles SE of Owensboro
- 43± Miles NW of Bowling Green
- 65± Miles SW of Elizabethtown
- 75± Miles SE of Evansville, IN
- 107± Miles SW of Louisville
- 107± Miles N of Nashville, TN

COORDINATES:

- 37.404653, -86.754398

PROPERTY USE:

- Hunting
- Camping
- Recreational

PROPERTY INFORMATION:

- 60± Secluded Acres
- Established Mineral Site
- 3 Tree Stands In-Place
- Cleared Campsite
- Road Frontage
- Private Drive
- Rolling Hills
- Hardwoods
- Trails

TAX INFORMATION:

- Parcel # 114-17
- Acct. # 27195



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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 OHIO 60

LOOKING FOR AN AFFORDABLE AND GREAT HUNTING PROPERTY? Look no further than the Ohio 60 in Cromwell, Kentucky. This 60± acre property is located in an area of Ohio County known for consistently producing great whitetails and turkey hunting.

The Ohio 60 features road frontage with a private drive, a cleared campsite, and trails for access. Rolling hills feature great benches, draws and funnels containing mast-producing oaks and persimmons, an established mineral site, and three stand sites with stands in place.

The tract borders a recent Timber Stand Improvement (TSI) on one side, corners up with a clearcut in the back, and has a large bedding slough across the road with nearby crop ground. All of which combines to make this an amazing hunting property for its size and price, ideal for a couple of hunters.

Contact Jamie Rogers today to schedule a private showing and experience #TheSmallTownWay.



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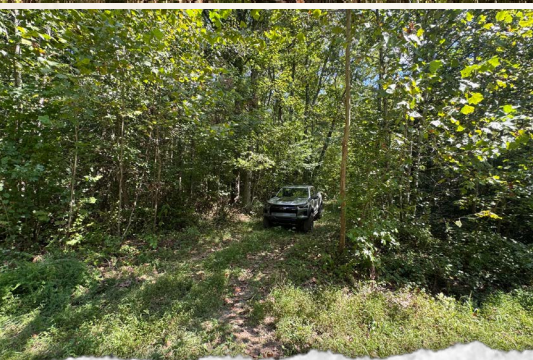
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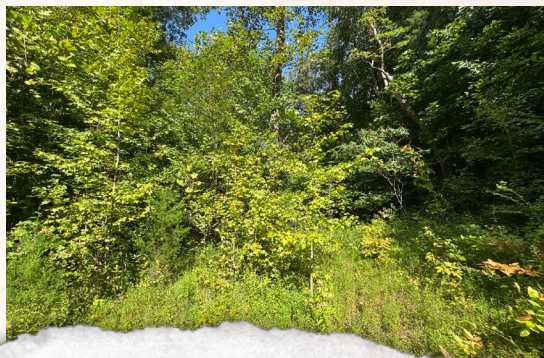
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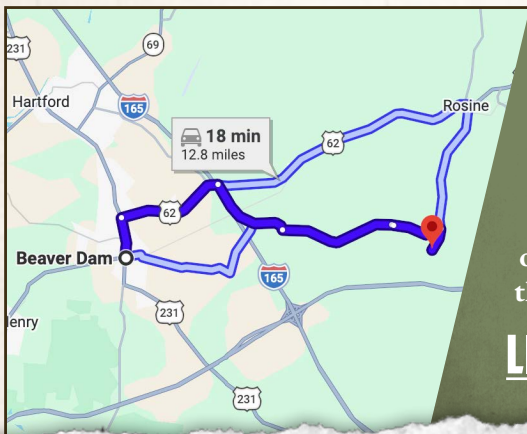
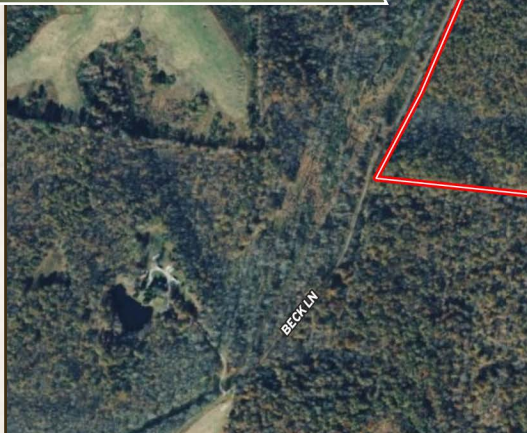
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land **id.** LINK



Directions From Beaver Dam, KY:
Travel on Liberty Church Road for 1.9 miles. Turn left onto Davis Road and continue for 1.2 miles. Turn right onto Sandefur Road and proceed for 0.7 miles. Turn left onto Mount Pleasant-Hickory Church Road/Sandefur Crossing Road and travel for 2.5 miles. Continue onto Sandefur Crossing for 1.1 more miles. Turn right onto Beck Lane and proceed 0.5 miles to the property and signs on the left.

LINK TO GOOGLE MAP DIRECTIONS



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