

# 79+ acres

CARROLL COUNTY  
KENTUCKY

TURN-KEY HUNTER'S PARADISE

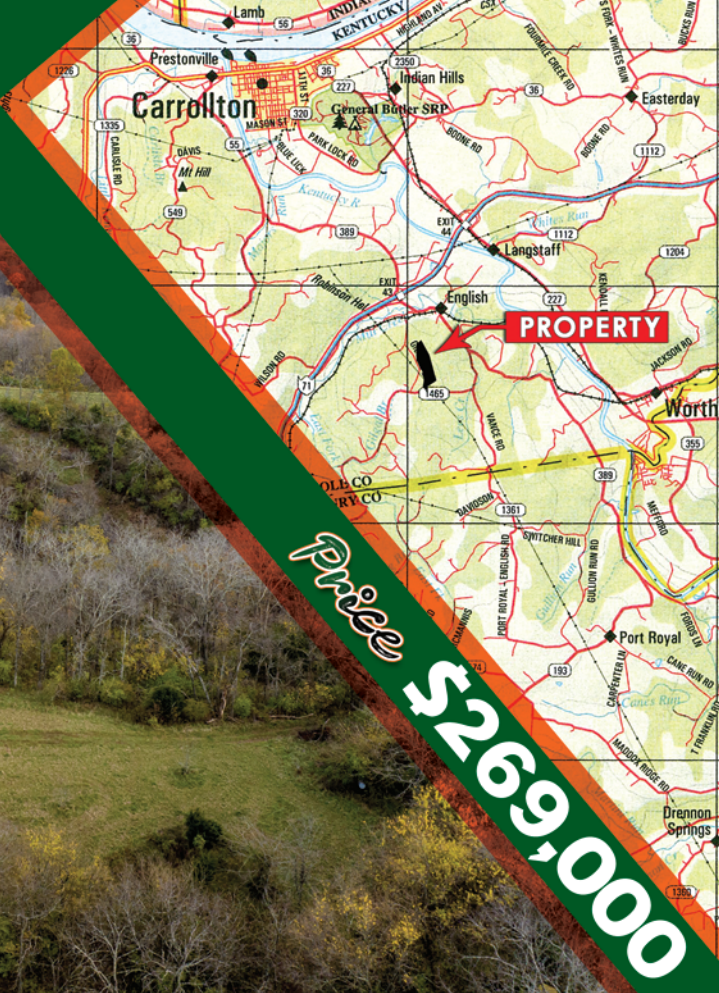
ESTABLISHED FOOD PLOTS

EXISTING DEER BLINDS

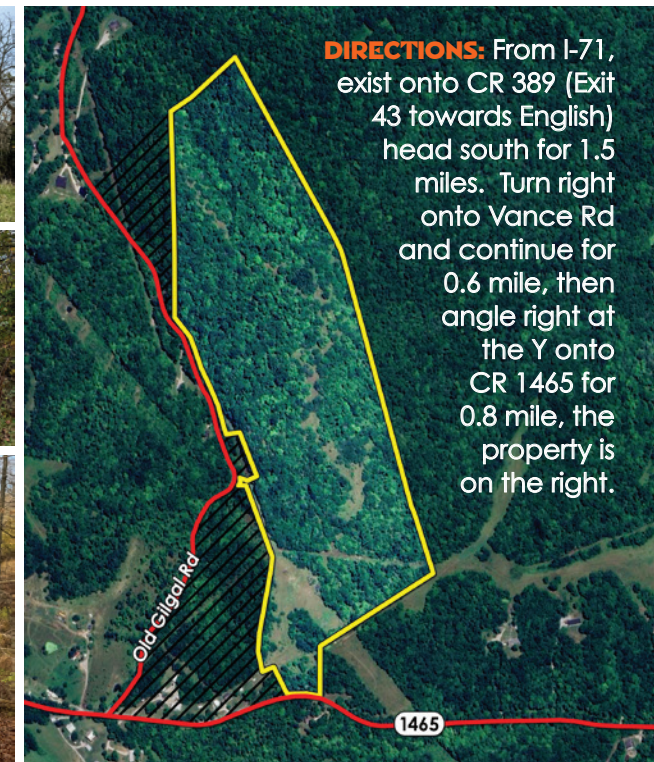
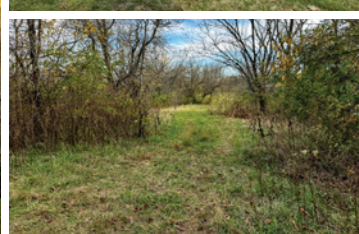
POSSIBLE BUILD SITE

*Spectacular*  
**HUNTING LAND FOR SALE**

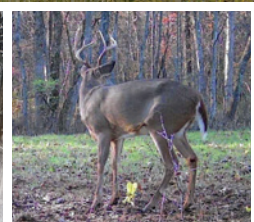
*Price*  
**\$269,000**



**AN INCREDIBLE OPPORTUNITY** to acquire a turn-key recreational property perfectly suited for any avid outdoorsmen! This wonderful setting located in Carroll County, KY comes complete with all the amenities any hunter would love, including wildlife feeders, deer stands, and includes 1 elevated blind. The property contains a nice mix of wooded settings and open shooting lanes. A new driveway and gated entrance are currently being installed by the current owners. **Current timber valuation of \$15,000. Projected 10-15 year valuation of \$40,000.**



**DIRECTIONS:** From I-71, exist onto CR 389 (Exit 43 towards English) head south for 1.5 miles. Turn right onto Vance Rd and continue for 0.6 mile, then angle right at the Y onto CR 1465 for 0.8 mile, the property is on the right.



**SCHRADER**  
Real Estate and Auction Company, Inc.

800.451.2709 • [SchraderAuction.com](http://SchraderAuction.com)

LISTING AGENT: Corbin Cowles • 270.991.2534

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