

Teague Hollow Farm

362.00 Acres

Whitley County, KY

\$785,000



HAYDEN  OUTDOORS®

Teague Hollow Farm

TOTAL ACRES:

362.00

PRICE:

\$785,000

COUNTY:

Whitley County

CLOSEST TOWN:

Williamsburg, KY

Activities & Amenities:

ATV/Off Road
Development Potential
Equestrian/Horse Property
Hunting - Big Game, Predator/Varmint, Small Game, Turkey & Upland Birds
Mineral Rights
Outfitting/Guide Service
Timber
Water Rights
Wind/Energy
Wooded
State Hunting Unit: Zone 4

Land Details

Address: 0 Teague Hollow Rd, Williamsburg, Kentucky 40769, USA
Closest Town: Williamsburg
Total Acres: 362.00
Deeded Acres: 362.00
Zoning: recreational
Elevation: 1500
Topography: rolling
Vegetation: Timber, Hay and misc
Pasture Acres: 80
Water Rights: Yes, Transfer with purchase.
Mineral Rights: Yes, Transfer with purchase.
Estimated Taxes: \$1,500 - 2020
Source of lot size: Survey

Property Summary

The Teague Hollow Farm resides just minutes outside Williamsburg in southern Kentucky. Less than half of a mile from the city line, you couldn't feel any further away from town on this tucked away gorgeous tract of land. It's a special place with scenic views, direct road access, gated entrance and beautiful pasture land. This parcel has multiple home build sites and easy access to amenities.

Land

This 362 surveyed acres has been well maintained through generations of family ownership. Multiple pastures can be found throughout the property. It has produced hay and would be a great location for future food plots. If you are looking for a secluded home build site, game rich hunting property, or a large tract with huge commercial potential, this one has it covered.

Improvements

The Teague Hollow Farm has direct access from Highway 92, just east of Williamsburg and found at the dead end of Teague Hollow Rd. A well maintained country gravel road leads to the property with access to water, electric. Other utilities are very close by for convenient access. Throughout the property you will find that you can access nearly the entire property by its well placed road system.





Agriculture

This property has roughly 60 acres of cattle pasture land tucked away in this secluded tract. There are several food plots established in multiple sizes include 3 acres, 2.6 acres, 6 acres and 7.2 acres. Multiple box elevated ground blinds stands can be found around the property.

Water/Mineral Rights & Natural Resources

All water, mineral and timber rights will convey with purchase.

Region & Climate

Mild to Hot summers with higher percentage of humidity with cool fall and springs. Winter can vary in temperature but averages in the low 40s to low teens. Precipitation is common throughout the year.



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 Boundary  Primary Road  Blind

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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