

The Harlan 500

497.00 Acres

Harlan County, KY

\$350,000



The Harlan 500

TOTAL ACRES:

497.00

PRICE:

\$350,000

COUNTY:

Harlan County

CLOSEST TOWN:

Evarts, KY

Activities & Amenities:

ATV/Off Road
Development Potential
Hiking/Climbing
Hunting - Big Game, Predator/Varmint, Small Game, Turkey & Waterfowl
Mineral Rights
Outfitting/Guide Service
Recreational Business
Solar
Timber
Water Rights
Wind/Energy
State Hunting Unit: Zone 4

Land Details

Address: 0 Highway 38, Evarts, Kentucky 40828, USA
Closest Town: Evarts
Total Acres: 497.00
Deeded Acres: 497.00
Zoning: recreational
Elevation: 1800
Topography: rolling, steep
Vegetation: timber
Water Rights: Yes, all water rights convey
Mineral Rights: Yes, All mineral rights convey
Estimated Taxes: \$500 - 2020
Source of lot size: Assessor/Tax Data

Property Summary

This great mountain tract is nestled in Kentucky's eastern region just outside the historic city of Harlan. An abundance of deer, turkey, bear and the occasional elk. This large tract of contiguous land falls within Kentucky's famous elk restoration zones. The Harlan 500 as we call it is a vast chunk of mountain land with endless opportunities or recreation, riding, hunting or even commercial.

Land

This large tract has a vast amount of access from highway 38 and its internal logging road system. Access by side by side or ATV is no question as you can travel throughout the majority of the property.

There is a substantial amount of white oak remaining on the property and with numerous species at a size considered to be marketable.

A geologic report from a local team was completed and has the potential of thousands of tons of recoverable high grade coal.

This large tract backs up to one of the largest off-road adventure parks in the state. Black Mountain Offroad Adventure Area is 7,000 acres right out your back door. This creates an amazing commercial opportunity for investors as well.

Deer, Turkey, Bear and elk call this property home year around creating a very unique diversity of hunting and outdoor opportunities.





Improvements

This large tract has a vast amount of internal logging roads, electricity and city water readily available.

Recreation

Horseback riding, ATV, Off-roading, hiking, hunting and scenic views.

Water/Mineral Rights & Natural Resources

Mineral rights, water rights and timber rights all transfer with purchase.

Region & Climate

Eastern Kentucky is known for its cool morning and warm evenings throughout the summer averaging in the mid 80's to mid 90's. Fall and spring can be a little more uncertain with rain and weather conditions changing regularly but still within reasonable standards. Winters can be cold for the state average in the mid teens to upper 20's with moderate snow fall.

Location


This large parcel is located roughly 8 miles east of Harlan Ky. Harlan has a small regional airport, all the amenities for food, gas etc. Harlan also has a regional hospital with a helipad for those types of emergencies.

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

 Boundary



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