

Brammer Hill Ridge

9.90 Acres | Wayne County, KY | \$85,000



HAYDEN  OUTDOORS.

Brammer Hill Ridge

TOTAL ACRES:

9.90

PRICE:

\$85,000

COUNTY:

Wayne County

CLOSEST TOWN:

Monticello, KY

Activities & Amenities:

ATV/Off Road
Campground
Development Potential
Fishing
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey & Waterfowl
Mineral Rights
Pond/Lake
Stream/River
Timber
Wooded
State Hunting Unit: Zone 3

Land Details:

Address: 4813 Brammer Hill Ridge road,
Monticello, Kentucky 42633, USA

Closest Town: Monticello

Total Acres: 9.90

Deeded Acres: 9.90

Zoning: recreational

Elevation: 1500

Topography: Rolling Terrian

Vegetation: Timber

Mineral Rights: Yes

Estimated Taxes: \$150 - 2023

Source of lot size: Survey

Building Details

Parking Types: Driveway

Total # of Spaces: 5

Outbuildings: 0

Other Improvements: Clear Home Site

Waterfront Features: 2 +/- acre Pond

About This Property

Located just 15 minutes from both Monticello and Somerset, this beautiful 9.9-acre property offers the perfect mix of country living and convenience. Situated on the east side of Highway 90 in rural Wayne County, this tract is only a short drive from the stunning Lake Cumberland, making it an ideal spot for outdoor enthusiasts. Whether you're looking for a peaceful retreat or a year-round residence, this property is ready to be called home.

Land

Key Features:

- **Surveyed & Perked:** The lot has already been surveyed and perked, making the building process smoother.
- **New Driveway:** A new driveway is in place, ensuring easy access to the property.
- **Ready to Build:** All the prep work is done—just bring your plans and start building your future home.
- **Quiet, Rural Location:** Enjoy peace and privacy while being close to all the amenities of Monticello and Somerset.

Improvements

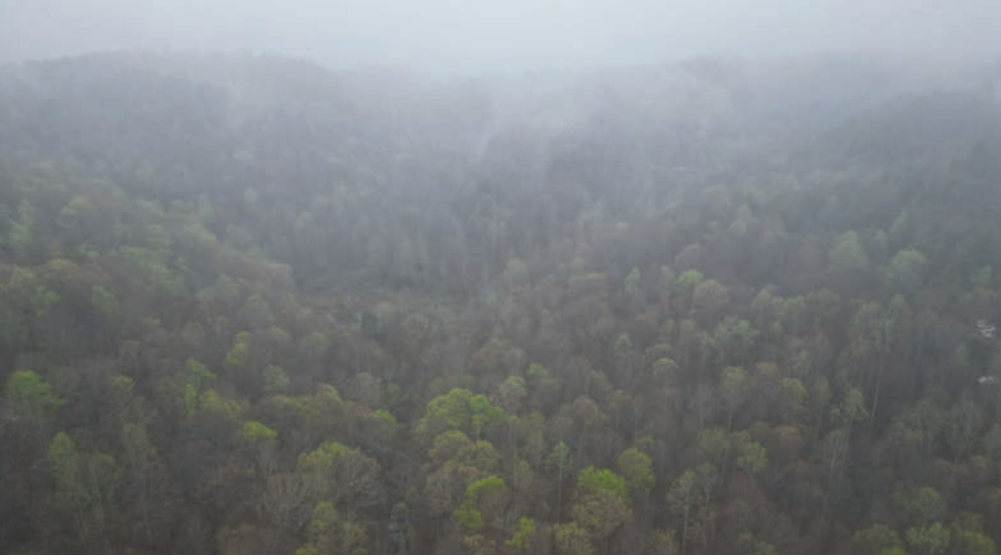
Home sight, cleared and prepared for a structure to be built.

Perked and recorded at Wayne County Court House.

Access to a gorgeous man made pond in the valley below the build site.

Newly graveled drive way from Brammer Hill Ridge road into the cleared build site.

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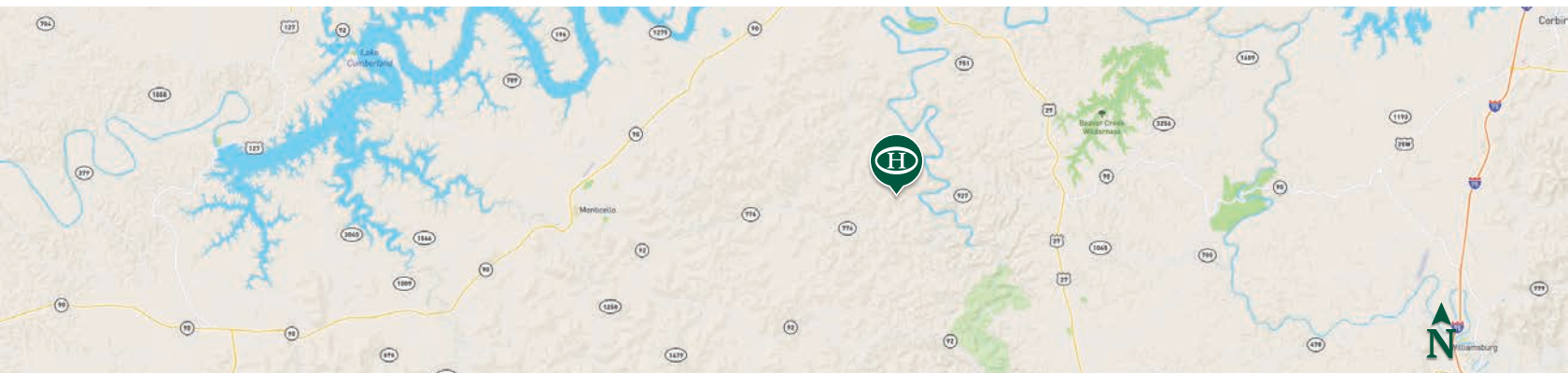




BOUNDARY LINES

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

 Boundary



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