

105± ACRES
BUTLER COUNTY, KY
\$629,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE BUTLER 105

PROPERTY PROFILE

LOCATION:

- 577 Bratcher Road
Morgantown, KY 42261
- Butler County
- 16± Miles NE of Morgantown
- 21± Miles SW of Leitchfield
- 23± Miles SW of the
Rough River Resort Park
- 40± Miles N of Bowling Green
- 52± Miles SW of Elizabethtown
- 58± Miles SE of Owensboro
- 94± Miles SW of Louisville
- 104± Miles NE of Nashville, TN

COORDINATES:

- 37.3685, - 86.5884

TAX INFORMATION:

- Parcel# 445494
- Deed Book/Page 250/534

PROPERTY USE:

- Hunting
- Agricultural
- Recreational
- Potential Livestock Operation
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 105± Acres
- Mature Timber
- Tillable Pastureland
- Livestock Fencing
- Creek Frontage
- Stocked Pond
- Large Pole Barn
- 2 Older Pole Barns
- Utilities On-Site



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JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

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2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BUTLER 105

INTRODUCING THE BUTLER 105. Located outside of Morgantown in Butler County, Kentucky, this scenic 105± acre property lays well and hunts very big for its size due to being diverse. Part of the tract was cropped at one time and part of it was used as a cattle farm and for horses, and lots of that fencing is still in place. Currently, it is being used as a recreational and hunting property, the mixture of mature timber, bedding, and travel routes set up amazingly for that.

A creek and a large, recently stocked pond are featured on the Butler 105, along with an established homesite with utilities in-place offering end of the road privacy and seclusion. There is also a newer large pole barn as well as two other older barns on the property.

The Butler 105 is located close to the Western Kentucky Parkway and only 30± minutes from the Rough River Dam Resort Park and Lake. If you're looking for a place to build your dream home, have your own multi use farm, weekend getaway, or an amazing hunting property, the Butler 105 checks all of the boxes.

Contact Jamie Rogers today to schedule a private showing or for more information.



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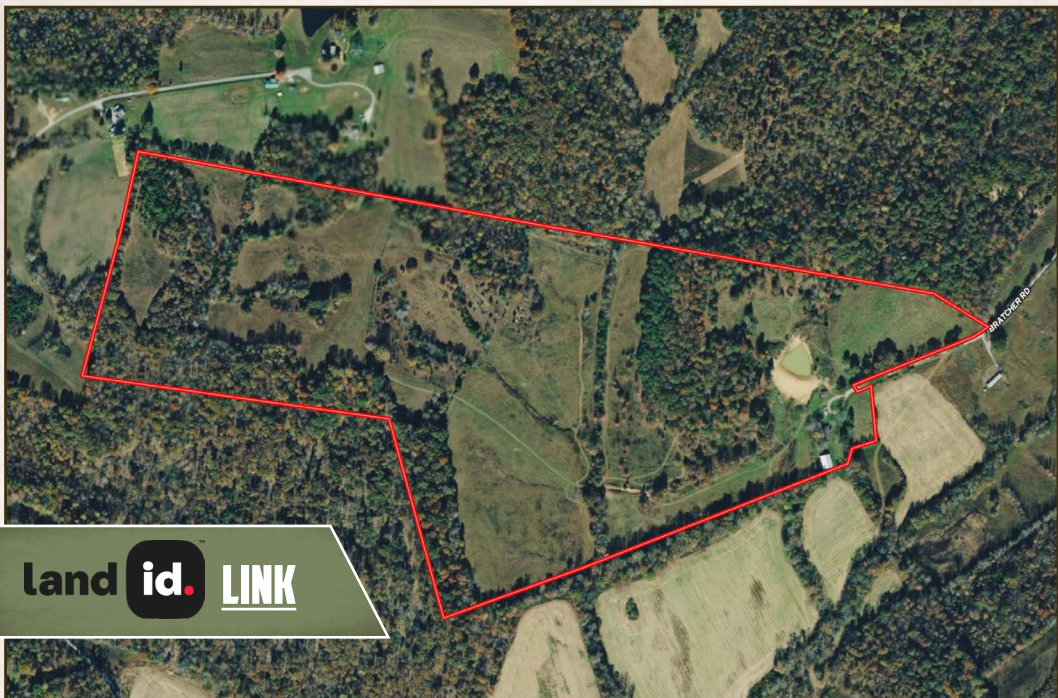
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land id. LINK



Direction From Morgantown, KY:
Travel north on US-231 for 2.4 miles.
Turn right onto KY-79 and continue
north for 11.3 miles. Turn left onto
Neafus Road and proceed for 1.7 miles.
Continue straight onto Bratcher Road
and travel for 0.6 miles to the property at
the end of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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