

**3312 HAMMETT HILL ROAD
WARREN COUNTY, KY
A HOME ON 4± ACRES | \$119,900**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

OFFICE (270) 795-1080 | WWW.SMALLTOWNPROPERTIES.COM

3312 HAMMETT HILL ROAD

PROPERTY PROFILE

LOCATION:

- 3312 Hammett Hill Road
Bowling Green, KY 42101
- Warren County
- 9± Miles E of Bowling Green
- 30± Miles N of Franklin
- 32± Miles NW of Scottsville
- 72± Miles NE of Nashville, TN
- 88± Miles SW of Elizabethtown
- 128± Miles SW of Louisville

COORDINATES:

- 37.0085, -86.5911

TAX INFORMATION:

- Account # 294653
- 2025 Taxes: \$529.37

PROPERTY USE:

- Residential
- Investment
- Potential Rental Income

PROPERTY INFORMATION:

- 4± Acres
- 1,036± SqFt Home
- 3 Bedrooms/2 Baths
- Front & Rear Porches
- Furnished
- Paved Driveway
- Mature Timber
- Wildlife
- Sold As-is



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JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

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2101 Flint Springs Rd. - Cromwell, KY 42333

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Information is believed to be accurate but not guaranteed.

WELCOME TO 3312 HAMMETT HILL ROAD

WELCOME TO 3312 HAMMETT HILL ROAD LOCATED JUST OUTSIDE OF BOWLING GREEN, KENTUCKY. This 1,036± square foot home is situated on a beautiful 4± acre lot and presents an opportunity for a great investment or rental property. The three-bedroom and two-bathroom furnished home has covered front and rear porches and has never been lived in since being built.

The property is located in a nice area of Warren County...in the country but also close to town. The property features some mature oak timber and abundant wildlife. This is an estate sale and is being sold as-is and is priced to sell.

**Call Jamie Rogers today to schedule a private showing
and experience #TheSmallTownWay!**



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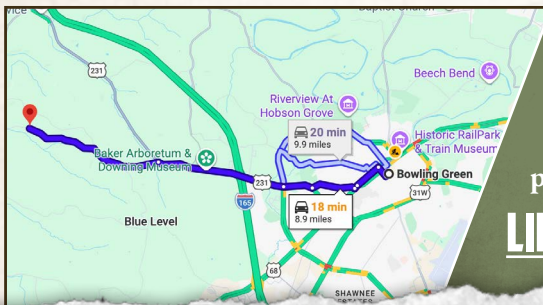
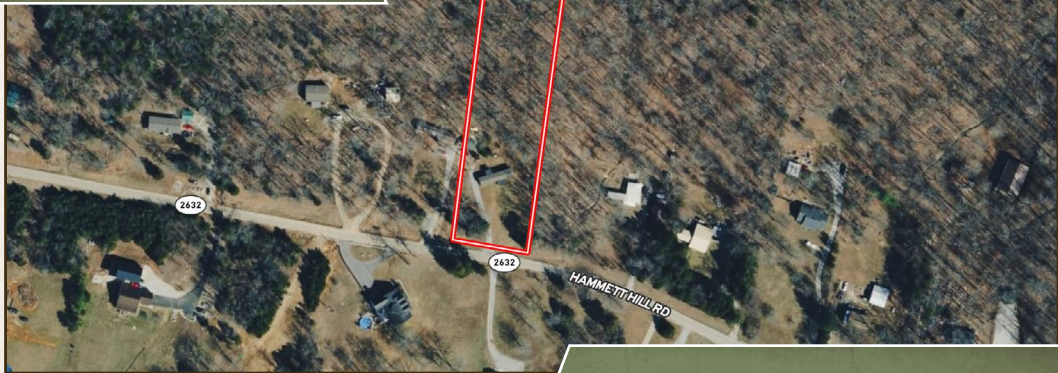
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land id. LINK



Directions From Bowling Green, KY: Travel on Old Morgantown Road for 1 mile. Turn right onto US-231 and continue north for 3.6 miles. Turn left onto KY-2632, and the property will be on the right in 3.2 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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