



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**125 CHEROKEE DRIVE**  
**BUTLER COUNTY, KY**  
**\$169,900**



OFFICE (270) 795-1080 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# 125 CHEROKEE DRIVE

## PROPERTY PROFILE

### LOCATION:

- 125 Cherokee Drive  
Morgantown, KY 42261
- Butler County
- 1.5± Miles W of Morgantown
- 18.6± Miles SE of Beaver Dam
- 24.3± Miles NW  
of Bowling Green

### COORDINATES:

- 31.21739, -86.70276

### PROPERTY USE:

- Residential
- Investment

### PROPERTY INFORMATION:

- 0.45± Acre Lot
- Brick Home
- 3 Bedrooms/2 Baths
- Large Deck & Backyard
- Garden Area
- Wildlife

### TAX INFORMATION:

- ID MT4-00-00-020.00
- Deed Book/Page 56/04
- 2024 Taxes \$131.17



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**JAMIE ROGERS**

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

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[jamie@smalltownproperties.com](mailto:jamie@smalltownproperties.com)

2101 Flint Springs Rd. - Cromwell, KY 42333

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO 125 CHEROKEE DRIVE

IF YOU ARE LOOKING FOR A HOME WITH GREAT VALUE, 125 CHEROKEE DRIVE IN MORGANTOWN, KENTUCKY, SHOULD BE ON YOUR LIST. This charming Butler County brick home, situated on a 0.45± acre lot, offers end-of-the-street seclusion with a large backyard and wildlife, yet it is conveniently located only minutes from town and the parkway. The home features three bedrooms, two baths, and an island kitchen with a bar. There is also a large deck and a built-in, lockable storage room on the back of the home. It has a newer hot water heater, exterior doors, windows, HVAC system, and metal roof.

To schedule a private tour, call **Jamie Rogers** today and experience #TheSmallTownWay!



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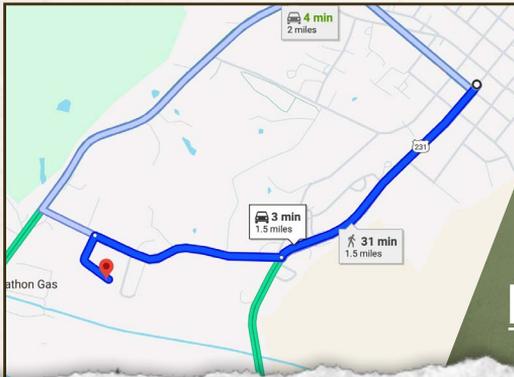
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125 CHEROKEE DRIVE

BUTLER COUNTY, KENTUCKY



land id. LINK



Directions From Leitchfield, KY:  
 Travel 10 miles on Hwy 54 W. Turn right on Hwy 79 N and continue 5.8 miles. Turn right on Blue Bird Road and follow it all the way to Circle Hill Road. Turn left on Circe Hill Road and the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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