

222± ACRES
ROWAN COUNTY, KY
\$550,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE ROWAN 222

PROPERTY PROFILE

LOCATION:

- Apple Grove Lane
Morehead, KY 40351
- Rowan County
- 5± Miles NE of Morehead
- 15± Miles NE of Cave Run Lake
- 71± Miles NE of Lexington
- 108± Miles SE of Cincinnati, OH

COORDINATES:

- 38.18005, -83.37139

PROPERTY USE:

- Potential Home/Cabin Site
- Timber Investment
- Recreational
- Hunting

TAX INFORMATION:

- TBD

PROPERTY INFORMATION:

- 222± Deeded Acres
- Cleared Build Site
- Mature Hardwood Timber
- Extensive Trail System
- Ridge Tops/Creek
Bottoms/Secluded Hollows
- Multiple Creeks &
Year-Round Water Sources
- Several Openings for
Wildlife Food Plots
- Abundant Whitetails
& Wild Turkeys
- Excellent Tree Stand
Locations
- Thick Bedding Cover
- Utilities Available Nearby



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JON TOELKE

LAND SPECIALIST

C: 859-321-5438

O: 270-795-1080

jon@smalltownproperties.com

2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE ROWAN 222

WELCOME TO THE ROWAN 222! Located just 15± minutes from downtown Morehead, this property in Rowan County offers the best of both worlds—some of the prettiest hardwood ridges and wildlife habitats Kentucky has to offer, while still being just minutes from a major hospital, grocery stores, restaurants, and everyday conveniences.

For a tract of this size, accessibility is exceptional. Christy Creek Road provides easy access, and a short drive across a creek and down a country road leads to direct road frontage on the property. A cleared, graveled area near the road would make an excellent location for a cabin, camper, hunting camp, or even your future home. Electric and water are available nearby.

A county-maintained gravel road also crosses the property and provides access to a small family cemetery. This quarter-mile roadway and cemetery area are subject to an easement allowing family members to visit, but the road is beautifully maintained and conveniently leads to the main entrance of the Rowan 222. Gates and signage mark the property boundaries and welcome you into an extensive trail system.



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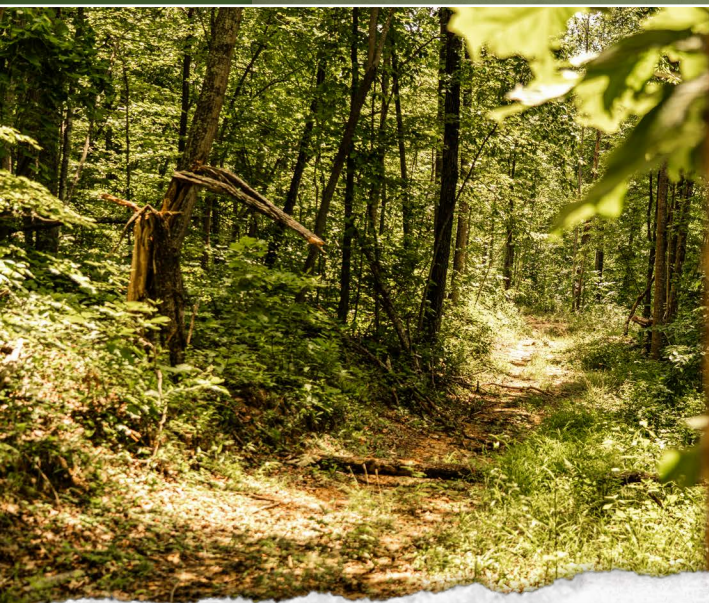
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MORE ABOUT THE ROWAN 222

The current owners primarily enjoyed the property for ATV riding and invested in improving the trails, hiring dozer work to widen them for larger side-by-sides and utility vehicles. The result is an impressive network of trails that reaches nearly every corner of the farm. Spend a day exploring scenic ridges, creek bottoms, and hidden hollows—or spend a week and still discover something new.

Although the owners aren't hunters themselves, they leased the property last year, and it has seen very little hunting pressure over time. Wildlife habitat is outstanding. Multiple creeks and water sources, thick bedding cover, mature hardwood timber, and several small hilltop openings create ideal conditions for whitetail deer and wild turkey. A few secluded clearings would make excellent food plot locations, and deer and turkey can be found throughout the property. And let's be honest—dragging a big Kentucky buck uphill for half a mile loses its appeal pretty quickly. The established trail system and excellent accessibility make this property especially attractive for hunters who want quality habitat without having to hike miles into the backcountry.

[CLICK HERE OR](#)
SCAN THE CODE
TO WATCH A VIDEO



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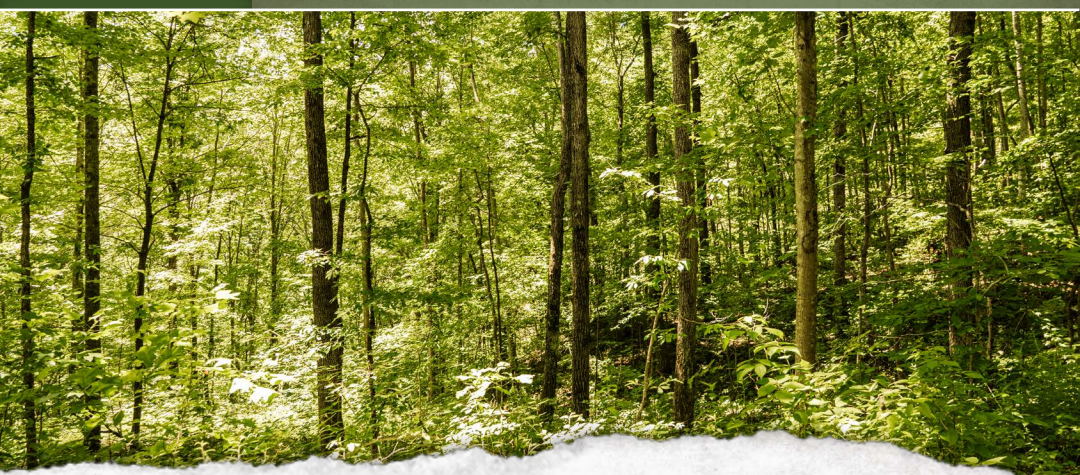
MORE ABOUT THE ROWAN 222

The timber appears to be a healthy, mature hardwood stand. While selective harvesting may have occurred years ago, it is not readily apparent today. Buyers may wish to explore opportunities such as selective timber harvests or carbon credit programs to generate supplemental income.

The property is deeded as 222± acres. LandID mapping identifies an additional 50± acre section to the west that carries a federal overlay, and the Forest Service ALP map indicates this area may adjoin or overlap with the Daniel Boone National Forest. There is currently no survey on file, and buyers should verify acreage independently, but the sellers may consider assisting with survey costs as part of a strong offer.

Large tracts with this combination of size, accessibility, recreational appeal, and proximity to town simply don't come along very often. The chance to hunt in a county known for producing giant Kentucky whitetails while still being only 15± minutes from dinner at a restaurant or a quick run to the grocery store is becoming increasingly hard to find.

If you're looking for a place to hunt, ride, explore, or simply escape for a while, give Jon Toelke a call for a private showing and to experience #TheSmallTownWay.



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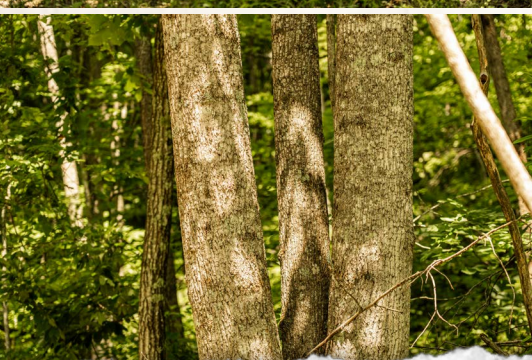
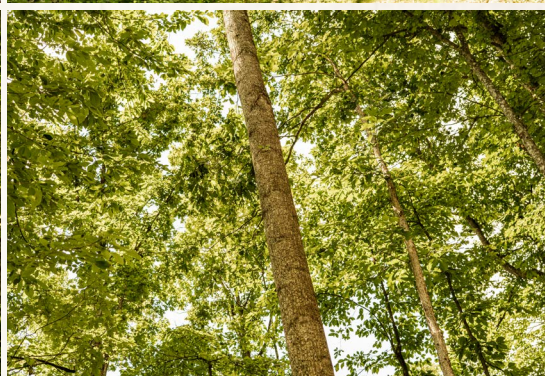
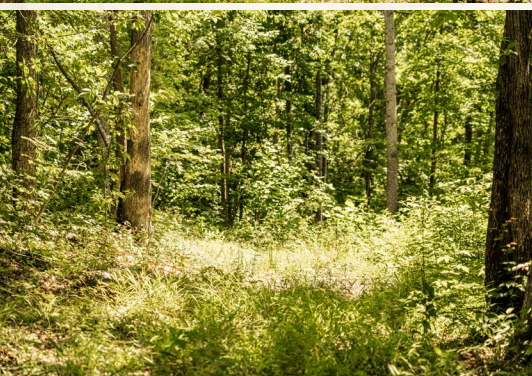
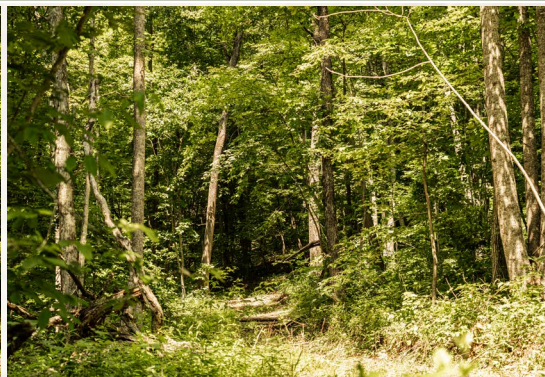
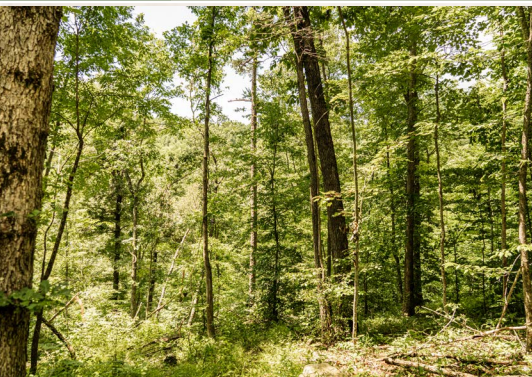
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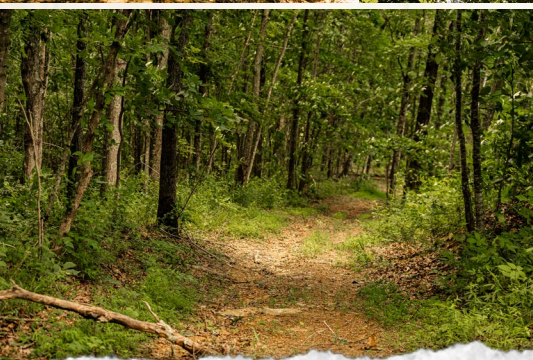
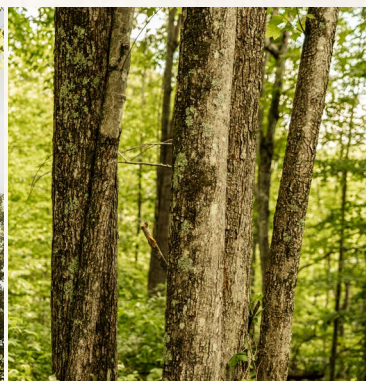
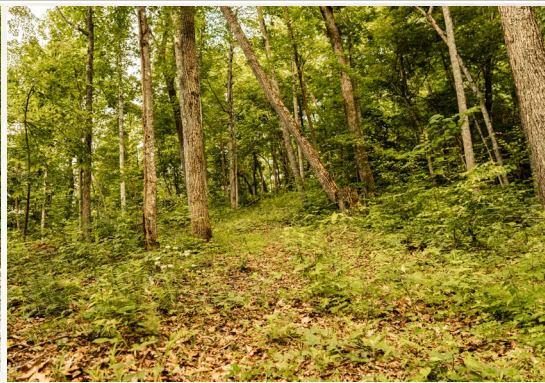
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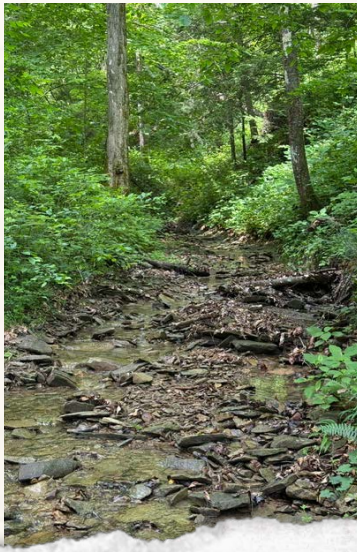
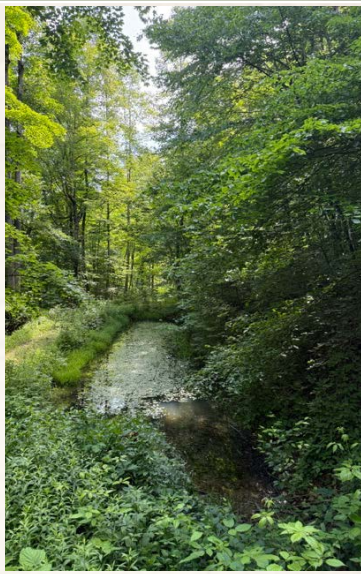
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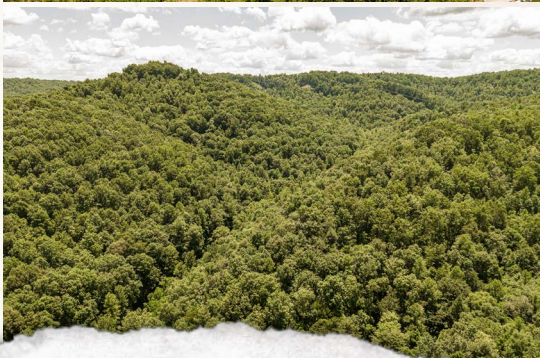
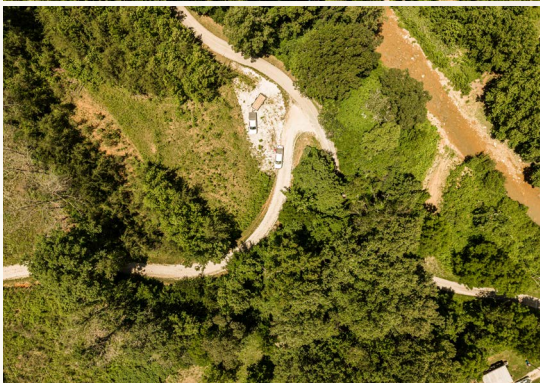
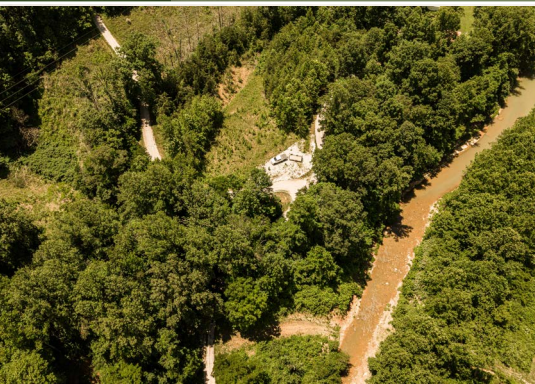
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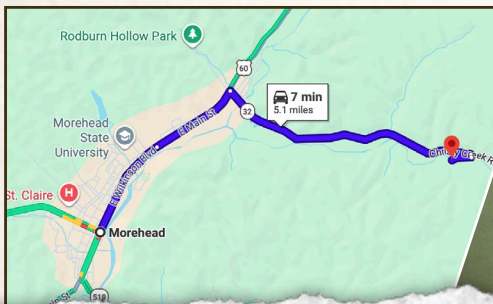
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Directions From Morehead, KY:
Travel on E Main Street for 1 mile.
Turn right onto KY-23 E/Christy
Creek Road and continue for 2.8 miles.
Turn right onto Messer Road and then
immediately turn right again onto Apple
Grove Lane. The property and signs will
be ahead in 0.2 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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