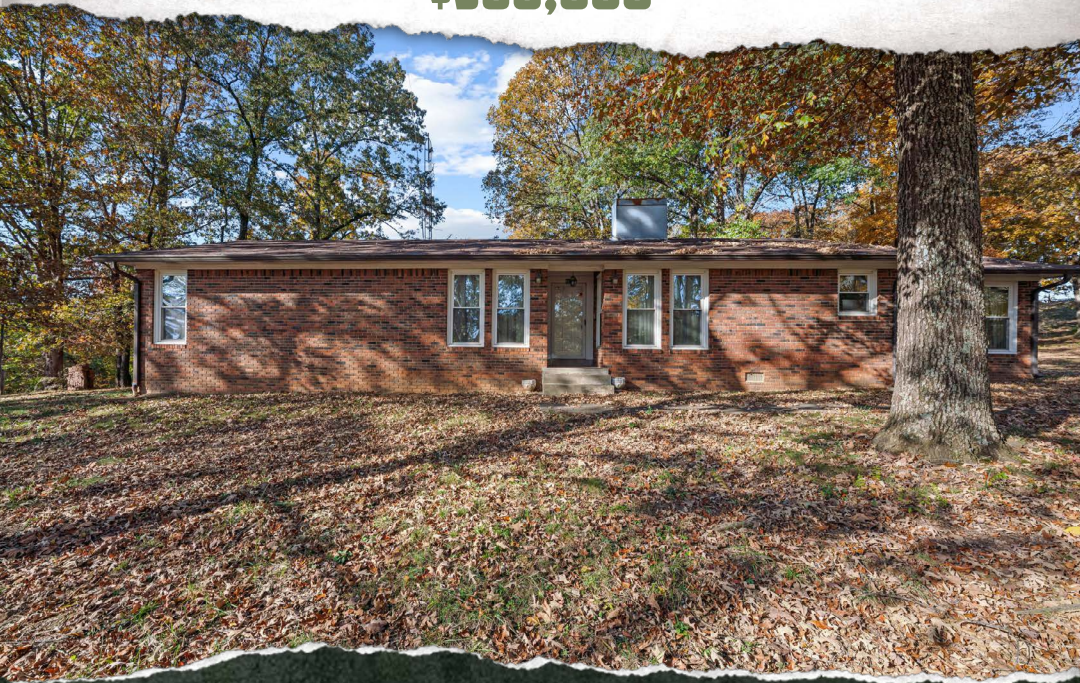




**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**A HOME ON 60± ACRES  
BUTLER COUNTY, KENTUCKY**  
**\$560,000**



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



# THE BUTLER 60

## PROPERTY PROFILE

### LOCATION:

- 668 Veterans Way  
Morgantown, KY 42261
- Butler County
- 24± Miles S of Hartford
- 25± Miles N of Bowling Green
- 32± Miles W of Leitchfield
- 47± Miles S of Owensboro
- 59± Miles E of Madisonville

### COORDINATES:

- 37.22641, -86.70467

### TAX INFORMATION:

- \$638.99

### PROPERTY USE:

- Residential
- Hunting & Fishing

### PROPERTY INFORMATION:

- 60± Acres
- 2,500± SqFt Brick Home
  - 3 Bedrooms
  - 2 Full Baths/2 Half Baths
  - Office (Could be 4th Bedroom)
  - Partially Finished Basement
  - Sold As-Is
- 24'x30' Two-Bay Detached Garage
- Rolling Terrain
- Mature White Oaks
- Stocked Pond
- Established Trails
- Interior Bedding Area
- Wildlife Pond
- Barn
- Deer and Turkey



**JAMIE ROGERS** | PRINCIPAL BROKER, PRINCIPAL AUCTIONEER

C: 270-791-4142 | [jamie@smalltownproperties.com](mailto:jamie@smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

**TONY WELLS** | LAND SPECIALIST

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# WELCOME TO THE BUTLER 60

**WELCOME TO SMALL-TOWN LIVING IN MORGANTOWN, KY.** The Butler 60 checks many boxes with a home, mostly wooded land, hunting opportunities, and a place to fish! The 60± acre property is located off Veterans Way, just minutes from Morgantown in Butler County.

The land features rolling terrain, mature white oaks, a shared fishing pond plus a wildlife pond, established trails, an interior bedding area for local wildlife with an ideal spot for a food plot, and a long-range funnel pinch point.

Included with the land is a 2,500± square foot brick home with a partially finished basement for entertaining. Featuring three bedrooms, two full bathrooms, two half baths, and an office, which could serve as a fourth bedroom, the home offers tremendous potential. This is an estate sale, and all items remaining in the house are included in the sale. The home is in need of updating and is being sold AS-IS.

Other improvements include a 24' x 30' two-bay detached garage with concrete floors and electricity and a barn.

**Call Jamie Rogers or Tony Wells today to learn more  
and schedule a private showing of the Butler 60.**



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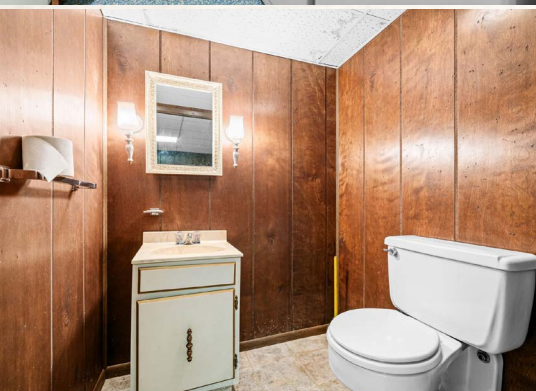
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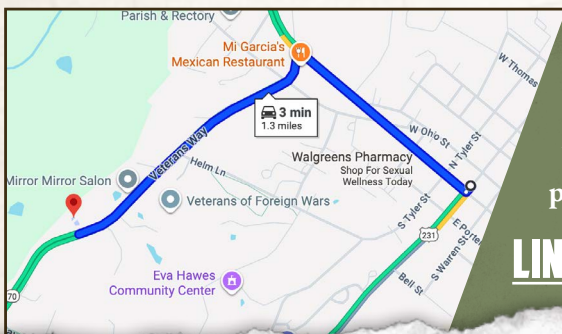


A HOME ON 60± ACRES

BUTLER COUNTY, KENTUCKY



land id. **LINK**



Directions From Morgantown, KY:  
Travel 0.6 miles north on W G L  
Smith Street. Turn left on Veterans  
Way and continue 0.8 miles to the  
property on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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