

90± ACRES
GREENUP COUNTY, KY
\$229,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE GREENUP 90

PROPERTY PROFILE

LOCATION:

- Deadend Trail
Garrison, KY 41141
- Greenup County
- 11.2± Miles SE of Garrison
- 22.4± Miles SW of Greenup
- 44.4± Miles NW of Ashland

COORDINATES:

- 38.49376, -83.12668

PROPERTY USE:

- Recreational
- Hunting
- Camping
- Potential Home Sites

PROPERTY INFORMATION:

- 90± Acres
- 90% Hardwood Forest
- Extensive Trail System
- Electricity On Site
- Several Small Ponds
- Beautiful Views

TAX INFORMATION:

- TBD



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JON TOELKE

LAND SPECIALIST

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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 GREENUP 90

WELCOME TO WHAT IS QUITE POSSIBLY ONE OF THE BEST WHITETAIL PROPERTIES I'VE EVER EXPLORED! Incredible deer sign everywhere, including tracks, rubs, and scrapes. The Greenup 90 is a solid choice if you are searching for land to call your own!

This 90± acre property is located off Deadend Trail roughly 11 miles southeast of Garrison in Greenup County, Kentucky. This land is separated from a 200+ acre parcel, and a survey will be necessary to determine the final acreage. However, the boundaries of this tract are very easy to identify based on the existing survey of the parent tract.

The current owner is a former heavy equipment operator and has taken fantastic care in establishing the land. You will find an excellent trail system throughout; portions of the property were previously used for public off-road recreation, and riders enjoyed the extensive trail network. Also, a private dirt track, used for personal use, is on the adjoining property.



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MORE ABOUT THE GREENUP 90

The land sits atop a beautiful mountain and offers several home sites with outstanding views. Electricity is available along the ridge, and service could easily be extended to multiple building locations. The terrain is a mix of peaks, valleys, hardwoods, and pines, with several small ponds providing a natural water source for wildlife.

While photographing the property, I jumped one of the largest whitetail bucks I've ever seen—bedded in the sun just off one of the trails. He bolted before I could get a picture, but it reinforced what the sign already shows: this land has not been hunted in many years, and the deer activity is exceptional!

Beyond the land itself, the owner is the kind of neighbor anyone would want. The Greenup 90 would be an incredible place to build your dream cabin or home!

The property is just a short drive from US-23, minutes from the Ohio River, and convenient to local schools and small-town amenities.

**Contact Jon Toelke today to schedule a private
tour of this peaceful, secluded property.**



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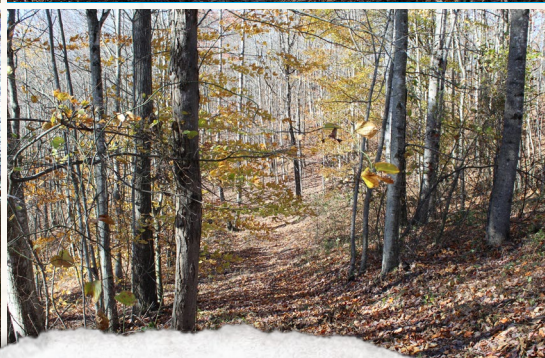
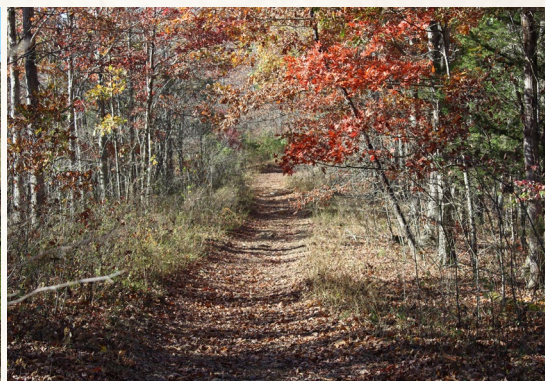
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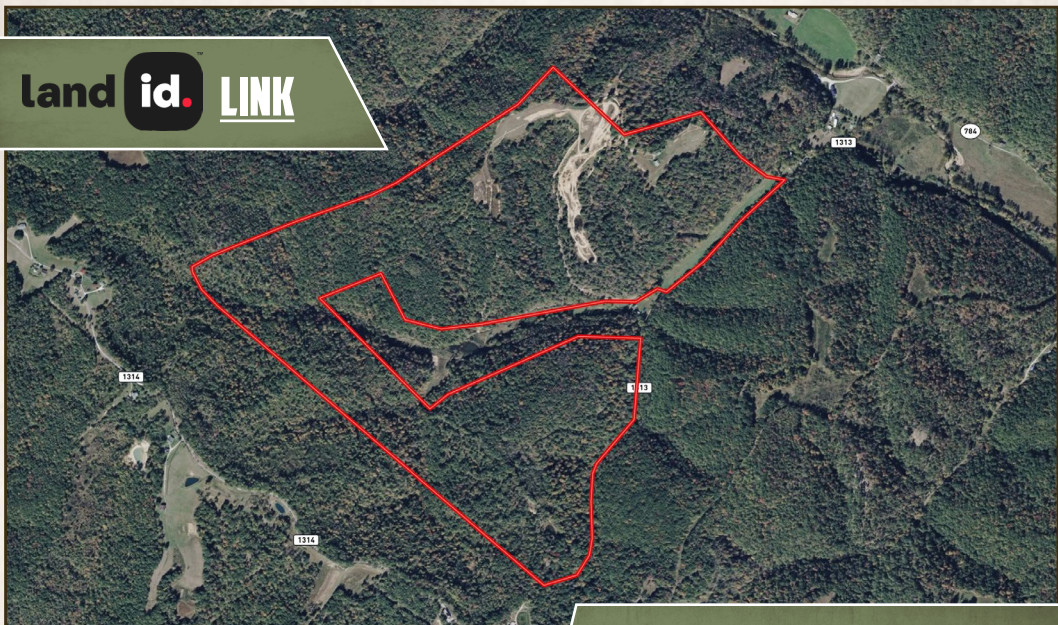
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Directions From Garrison, KY:
Travel 6.2 miles on KY-3311/
Montgomery Road. Continue on
KY-784 S for 2.3 miles. Turn left to
stay on KY-784 S (3 Prong Road) and
proceed 0.6 miles. Turn right on Boone
Branch Road/Boone Bridge and travel
1.3 miles. Turn right on Boone Br/Boone
Brg/Boone Ridge Road and travel 0.6
miles. Turn right on Deadend Trail and in
0.2 miles the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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