

**27± ACRES
GRANT COUNTY, KY
\$310,000**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE GRANT 27

LOCATION:

- 4890 Warsaw Road
Dry Ridge, Kentucky 41035
- Grant County
- 5.8± Miles W of
Downtown Dry Ridge
- 11± Miles NW of Williamstown
- 39.5± Miles SW of Cincinnati, OH
- 54.5± Miles N of Lexington
- 76± Miles NE of Louisville

PROPERTY USE:

- Hunting
- Recreational
- Agricultural
- Potential Home/Cabin Site

PROPERTY PROFILE

PROPERTY INFORMATION:

- 27± Total Acres
- Mixed Timber
- Small Pond
- Established Trails
- Mobile Home (Sold As-Is)
- Deer & Turkey
- Utilities Available
- Septic System
- Road Access

COORDINATES:

- 38.68791, -84.68784

TAX INFORMATION:

- TBD



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 GRANT 27

WELCOME TO THE GRANT 27—YOUR CHANCE TO OWN A BEAUTIFUL 27± ACRE PROPERTY IN DRY RIDGE, KENTUCKY! Located at 4890 Warsaw Road in Grant County, the Grant 27 has been in the same family for many years and has served them well. At one time, it supported livestock and crops, including tobacco. It has not been actively used in recent years and has mostly sat vacant.

You'll see on the lot map that the property offers driveway access from Warsaw Road, with a long private drive leading back to the main portion of the property. There is a nice, flat field at the front where tobacco was previously grown, which then opens into rolling hills and scenic ridge lines. A large clear ridge runs through the center of the property with gentle slopes on both sides—this is where livestock once roamed and grazed. There is currently some overgrowth from lack of recent maintenance, but plans are in place to bush-hog the property when weather allows.

Utilities are already in place, including electricity, natural gas, county water, and a septic system. There are multiple excellent building sites—build your dream home, place a cabin, or bring a mobile home. Also included on the property is a later-model mobile home that has not been occupied for some time and has primarily been used for storage. While it may be a candidate for restoration with some work and TLC, it is being sold as-is.



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MORE ABOUT THE GRANT 27

Outdoor enthusiasts will appreciate the small pond, perfect for watering livestock or even catching a few bass. Several trails run throughout the property and are wide enough for side-by-side access. You'll also find a nice mix of large fir trees, hardwoods, and Osage orange throughout. The left side of the property is more densely wooded but could be cleared to add even more usable acreage. Wildlife is abundant, with plenty of signs of whitetail deer and turkey, making this a great opportunity for hunting as well.

The Grant 27 truly offers the best of both worlds—the ability to live, farm, hunt, and enjoy the beauty of rural Kentucky while still being close to the conveniences of Dry Ridge and local schools. Cincinnati is only about a 40-45 minute drive northbound, giving access to a major metro area and airport, while Lexington is approximately a one-hour drive to the south, offering another major city with universities and cultural attractions.

Contact Jon Toelke today to schedule a private showing and experience #TheSmallTownWay!



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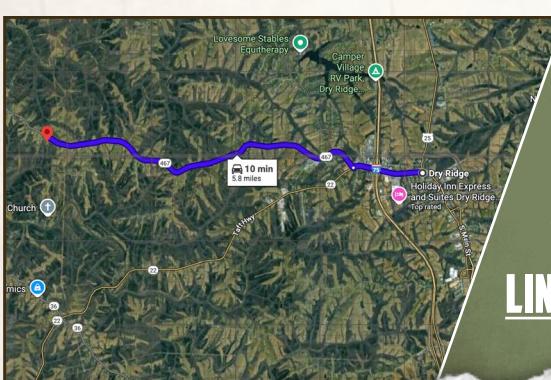
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GRANT COUNTY, KENTUCKY



land **id.** **LINK**



Directions From Downtown Dry Ridge, KY: Travel on Broadway Street for 1 mile. Turn right onto KY-467 W/Warsaw Road and proceed for 4.8 miles until you reach the destination.

LINK TO GOOGLE MAP DIRECTIONS



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