

UNDER CONTRACT



## Down From Historic Marbleyard

210 +/- Acres | Estill County, KY | \$339,000



### ADDRESS

3199 Ticky Fork Dr. Ravenna, Ky  
40472  
Ravenna, KY 40472

### LOCATION

From Lexington, take I75 S to Exit 90, R toward Richmond/Irvine. Turn left onto KY 52/Irvine Rd. Keep left onto KY 52. 12.7 miles turn right onto KY 52/River Rd. Turn left onto Ticky Fork Dr in 2.3 miles. The property is at the end of Ticky Fork Dr approximately 3 miles.

### PROPERTY SUMMARY

Looking for a property that has it all? Look no further! This property features something for everyone. If you like to explore, this scenic 210-acre tract, with a good stand of timber, has many places to spend hours searching for your next adventure -from caves to creeks/springs to mountains and even rock cliffs. Needing a place to hunt? The tract of land has a large variety of wildlife ranging from whitetail deer, turkey, black bear, and bobcat with evidence to prove. Need a little R&R? This property is remote but within minutes of town and has many areas to sit and relax to enjoy your surroundings, including water and power nearby, with a perfect homesite. The property has trails that are accessible to the majority of the acreage making it easy for your next ATV/UTV riding adventure. Bordering the Daniel Boone National Forest, a short hike to the historic Cottage Furnace and Marbleyard community is a must. Don't let this one-of-a-kind slip by! Oil leased/mineral rights don't convey.

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