

UNDER CONTRACT



Outfitters Delight

670 +/- Acres | Clay County, KY | \$2,500,000



ADDRESS

3132 Portersburg Rd
Manchester, KY 40962

LOCATION

I-75 South, exit 41, turn left onto Hal Rogers Parkway (KY 80). Travel 3.8 miles, turn left onto KY 472. Travel 6.8 miles, turn right onto KY 687. Travel 2.5 miles, turn left onto Portersburg Rd. Travel 3 miles, staying to the right. The residence will be on the right with a bla

PROPERTY SUMMARY

Looking for a one-of-a-kind piece of property, a ranch, or an outfitting operation? Discover this rare, 670-acre farm tucked away in Clay County, Kentucky. This property has many unique features and is one that you must see to believe. The main home (3-bedroom/3-bathroom log home) features a stone gas fireplace, cherry kitchen cabinets, hardwood floors, 18x32' in-ground pool, gazebo, outbuildings, carport, landscaping, wooden swing, large front and back porch, a long blacktop driveway and so much more! The property features mesmerizing views and a stocked one-acre pond with a dock. Included on this farm is a large barn and two other homes. One home is a 3-bedroom/2-bathroom log home and the other is a single-family home. This property offers some mature timber, pasture fields, food plots, and ponds and is home to many trophy deer and turkeys. 652 acres come with mineral rights and currently has a natural gas lease, producing monthly income and gas royalties to each cabin.

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