



## Monticello's "Honey Hole" Lodge

510 +/- Acres | Wayne County, KY | \$1,395,000



### ADDRESS

1785 Patton Creek Rd.  
Monticello, KY 42633

### LOCATION

Contact agent for directions

### PROPERTY SUMMARY

*This 510 +/- acre property presents a "turnkey" hunting operation opportunity, complete with tree stands, a small Kubota tractor, various implements, three bush hogs, a box scraper, scarifier, ATV sprayer, tools, hunting gear, two ATVs, one side-by-side, and a samurai.* The land is divided into two parcels: the first is a 22-acre tract featuring a fully-furnished 2-bedroom, 1-bathroom cabin with a kitchen. The second, larger tract spans approximately 488 acres, primarily wooded with some cropland at the periphery. Conveniently, the cabin is located near the deeded easement for easy access to the second parcel. The expansive acreage boasts numerous food plots and pre-installed tree stands. It's a habitat for mature whitetail deer, a robust turkey population, and black bears. The property includes an extensive trail system for navigating to various stand locations. Additionally, it's situated just a few miles from the Picket State Forest UTV trails, Daniel Boone National Forest, and Big South Fork, with the U

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