



Creek Front Property with Mature Timber

125.74 +/- Acres | Metcalfe County, KY | \$494,000



ADDRESS

0 Hwy 533
Edmonton, KY 42129

LOCATION

The property is located in Metcalfe County, Kentucky on Hwy 533. From town center of Edmonton Kentucky, proceed east on Hwy 496 for 0.8 miles to Hwy 533. Turn left on Hwy 533 and proceed for 5.7 miles to property entrance and field on right.

PROPERTY SUMMARY

Discover a rare opportunity to own a pristine, 125.74-acre certified tree farm that has been actively managed for timber production since the early 1990s. This property features exceptional timber, dominated by mature White Oak and has an estimated stumpage value exceeding \$280,000. Surveyed in 2024 with clearly marked boundary lines, the property offers over 1,400 feet of frontage along Flat Rock Creek and over 1,700 feet of road frontage on Hwy 533 (Breeding Road). Enjoy 1.8 miles of ATV trails and excellent hunting opportunities. The property has easy access to utilities, making it an ideal location for both recreational and potential development purposes. Whether you're looking to invest in timberland, enjoy outdoor activities, or establish a private retreat, this property offers the best of both worlds.

Don't miss out on this exceptional piece of land with incredible potential. Contact us today to schedule a tour!

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