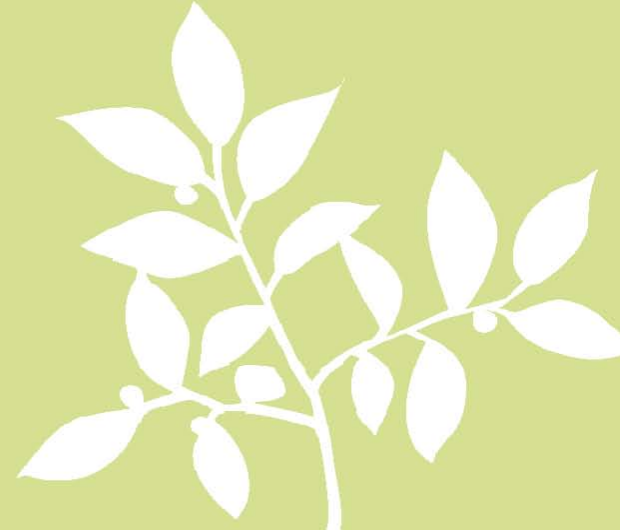


Goose Creek Woods
122 Acres for Sale
Carrollton, Kentucky
\$359,000 ▪ \$2950 per Acre

The many possibilities of this private yet accessible retreat make it a rare find.

Tucked away in the rolling terrain of Northern Kentucky, Goose Creek Woods is less than an hour from Louisville, KY and Cincinnati, OH, and within minutes of I-71, the Ohio and Kentucky Rivers, and General Butler State Resort. Its great location means you spend less time getting there and more time enjoying this great getaway.



This parcel has 1650 ft. of road frontage on Goose Creek Road (Highway 1204), and is bounded by creeks on the North and South sides. A secured entrance and new gravel road leads to the center of the property where you'll find meadows, ponds, and beautiful views of the surrounding hillsides.

Hunters, horsemen, and recreational ATV riders will appreciate the trails that are throughout the property, along with all the features that attract game and wildlife, from its creeks, springs, three ponds, and established food plots.

All the woods, water, and wildlife also makes the property a great place to build a home.

Easy access to utilities and a modest property tax rate are additional benefits that add to your investment potential.

This property also generates attractive income through a hunting lease with a professionally managed outfitter.

Property Improvements include: double gated entrance, creek crossing, new gravel road, interior trails, completed perk test, and property survey.

Property Survey and Topographic Maps are available on request.

Contact:

Phyllis Thornton

270▪537▪1842

info@kentuckyacreage.net