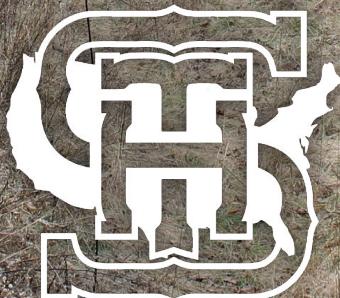


**14± ACRES
MORGAN COUNTY, KY
\$87,500**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE MORGAN 14

PROPERTY PROFILE

LOCATION:

- 1065 Blaze Road
- West Liberty, Kentucky 41472
- Morgan County
- 1.4± Miles E of Blaze
- 11± Miles NW of West Liberty
- 22± Miles NW of Horse Mill Branch Wildlife Management Area
- 43± Miles SE of Cave Run Lake
- 45± Miles NE of Red River Gorge
- 86.5± Miles NE of Daniel Boone National Forest

PROPERTY USE:

- Hunting
- Potential Home/Cabin Site
- Recreational
- Small Farm

PROPERTY INFORMATION:

- 14± Total Acres
- Mature Hardwoods
- Frontage on Blaze Lick-Branch Road
- Small Water Hole
- Established Trails
- Wildlife
- MultipleBuildsites
- Electricity Available

COORDINATES:

- 38.02315, -83.31

TAX INFORMATION:

- Parcel: 066-00-00-034.01
- \$172



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JON TOELKE

LAND SPECIALIST

C: 859-321-5438

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jon@smalltownproperties.com

2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MORGAN 14

WELCOME TO THE MORGAN 14 IN WEST LIBERTY, KENTUCKY! If you're looking for your own little slice of rural Kentucky, this 14± acre tract might be perfect for you. Located along the beautiful backroads of Morgan County, you'll find this scenic lot has plenty of character.

The Morgan 14 features a direct entrance off Blaze Lick Branch Road and offers access to electricity. The land runs relatively flat toward the back of the property for approximately 1,000 feet, offering several excellent spots for a new cabin. If you're looking for a view overlooking the picturesque farm across the road, you could also plan to place a cabin on the hillside that rises on the right side of the lot.



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MORE ABOUT THE MORGAN 14

Several trails lead up the hill, where you'll find multiple areas that flatten out into treeless plateaus—ideal locations for a deer blind or tree stand. There is visible deer sign throughout the property, including a large, well-defined bedding area, along with numerous rubs and scrapes. The land features a wide variety of hardwoods and native grasses.

There is also a small water hole that was likely used as a livestock water source in the past. Big Lick Branch Creek runs along the road and crosses directly to the left of the property entrance. Creek runoff is not an issue.

Completely surrounded by mature forest, this property offers an ideal setup for hunting or those seeking privacy.

Contact Jon Toelke today to schedule a private showing and experience #TheSmallTownWay!



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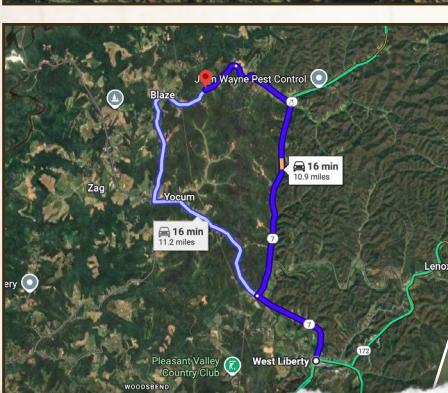
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14± ACRES

MORGAN COUNTY, KENTUCKY



land **id.** **LINK**



Directions From West Liberty, KY:
Travel on KY-7 N/Main Street for 2.7 miles. Turn right to stay on KY-7 N for 5.2 miles. Turn left onto State Hwy 711 and proceed for 1.9 miles. Turn left onto Blaze Road/Blaze-Lick Branch Road and continue for 1.1 miles until you reach the destination.

LINK TO GOOGLE MAP DIRECTIONS



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