



A RIVERFRONT HOME ON 12.8± ACRES BUTLER COUNTY, KY

\$239,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (270) 795-1080 | WWW.SMALLTOWNPROPERTIES.COM

THE BUTLER 12.8

PROPERTY PROFILE

LOCATION:

- 3048 Provo Road
Provo, KY 42267
- Butler County
- 8.3± Miles W of Morgantown
- 30± Miles SE of Bowling Green
- 53± Miles SE of Owensboro
- 71± Miles SW of Elizabethtown
- 94± Miles S of Nashville, TN
- 113± Miles NW of Louisville

COORDINATES:

- 37.22684, -86.77803

TAX INFORMATION:

- Parcel #140965
- Deed Book/Page 113-359

PROPERTY INFORMATION:

- 12.8± Total Acres
- Frontage on the Green River
- 2 Bedroom/2 Bathroom Home
- Cabin
- Storage Building
- Boat Ramp
- Picnic Area
- Utilities On-Site

PROPERTY USE:

- Hunting & Fishing
- Recreational
- Investment
- Income-Producing



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JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

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2101 Flint Springs Rd. - Cromwell, KY 42333

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BUTLER 12.8

WELCOME TO THE BUTLER 12.8, A BEAUTIFUL, UNIQUE, AND HISTORIC PROPERTY LOCATED ON THE BANKS OF THE GREEN RIVER IN BUTLER COUNTY, KENTUCKY! This 12.8± property features an older two bedroom and two bath home that was once the Mining City Post Office and General Store. There is also an older cabin on the property as well as a storage building. The home and cabin both have electric and county water, but both need remodeling.

This property features amazing river views, a picnic area, and a concrete boat ramp. The fishing is outstanding, and deer and turkey are abundant.

The sky is truly the limit for this rare property! Consider remodeling the home and cabin to use as an Airbnb, and add other structures for use as rental properties.

Contact Jamie Rogers today to schedule a private showing and experience #TheSmallTownWay!

Disclaimer: This is an Estate Sale, and it is being sold "as is".



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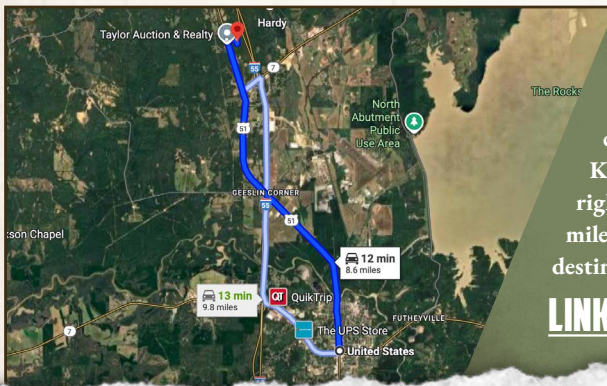
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Directions from Morgantown, KY:
Travel for 0.6 miles on W G L Smith Street. Turn left onto Veterans Way and continue for 2.1 miles. Proceed straight on KY-70/Rochester Road for 2.3 miles. Turn right onto State HWY 1117 and travel 3 miles. Turn right and continue 0.3 miles to the destination on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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