



*Proven Trophy  
Hunting Farm*

**220± ACRES  
BUTLER & OHIO COUNTIES, KY  
\$789,900**



**OFFICE (270) 795-1080 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)**

# THE BUTLER/OHIO 220

## PROPERTY PROFILE

### LOCATION:

- 1529 Holston Hollow Road  
Morgantown, KY 42261
- Butler & Ohio Counties
- 9.8± Miles N of Morgantown
- 16± Miles SE of Beaver Dam
- 35± Miles NW of Bowling Green
- 46± Miles SE of Owensboro
- 64± Miles SW of Elizabethtown
- 99± Miles N of Nashville, TN
- 106± Miles SW of Louisville

### COORDINATES:

- 37.3167, -86.7382

### PROPERTY USE:

- Deer & Turkey Hunting
- Waterfowl
- Recreational Retreat
- Private Getaway

### PROPERTY INFORMATION:

- 220± Acres
- Mature Hardwoods
- Fruit Trees
- Multiple Food Plots
- Stands & Feeders
- Creek Frontage
- Pond
- Pole Shed
- Camp Trailer
- Designated Bedding Area
- Great Access
- Established Trail System
- Neighboring Cropland

### TAX INFORMATION:

- Butler County:
  - 141474-50.32
  - 141352-72.49
  - Deed Book/Page 244/398
- Ohio County:
  - 140.48-140-49A



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JAMIE ROGERS**

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

[jamie@smalltownproperties.com](mailto:jamie@smalltownproperties.com)

2101 Flint Springs Rd. - Cromwell, KY 42333

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE BUTLER/OHIO 220

**WELCOME TO AN AMAZING TURNKEY HUNTING PROPERTY OFF HOLSTON HOLLOW ROAD, LESS THAN TEN MILES NORTH OF MORGANTOWN, KENTUCKY.** The 220± acre tract is located in both Butler County and Ohio County and has a proven track record of producing outstanding deer and turkey.

We all know how important access is, and this place has some of the best access you could ever dream of. The land has a designated bedding area, creek frontage, a pond, multiple food plots, fruit trees, mature hardwoods, and it borders cropland. A pole shed with an older camp trailer will remain with the farm, along with multiple stands and feeders.

When you combine great access, an established trail system, food, water, cover, great genetics, and a couple of outstanding funnels, you have the makings of a true dream hunting property! For the first time in nearly 40 years, this property is available to the public!

**Call Jamie Rogers today to schedule a private tour and take advantage of a rare find.**



**JAMIE ROGERS**

*PRINCIPAL BROKER | PRINCIPAL AUCTIONEER*

**C: 270-791-4142**

**O: 270-795-1080**

**[jamie@smalltownproperties.com](mailto:jamie@smalltownproperties.com)**

**2101 Flint Springs Rd. - Cromwell, KY 42333**

**[smalltownproperties.com](http://smalltownproperties.com)**

Information is believed to be accurate but not guaranteed.

220± ACRES

BUTLER & OHIO COUNTIES, KENTUCKY



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JAMIE ROGERS**

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

[jamie@smalltownproperties.com](mailto:jamie@smalltownproperties.com)

2101 Flint Springs Rd. - Cromwell, KY 42333

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

220± ACRES

BUTLER & OHIO COUNTIES, KENTUCKY



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JAMIE ROGERS**

*PRINCIPAL BROKER | PRINCIPAL AUCTIONEER*

C: 270-791-4142

O: 270-795-1080

[jamie@smalltownproperties.com](mailto:jamie@smalltownproperties.com)

2101 Flint Springs Rd. - Cromwell, KY 42333

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

220± ACRES

BUTLER & OHIO COUNTIES, KENTUCKY



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JAMIE ROGERS**

*PRINCIPAL BROKER | PRINCIPAL AUCTIONEER*

C: 270-791-4142

O: 270-795-1080

[jamie@smalltownproperties.com](mailto:jamie@smalltownproperties.com)

2101 Flint Springs Rd. - Cromwell, KY 42333

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

220± ACRES

BUTLER & OHIO COUNTIES, KENTUCKY



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JAMIE ROGERS**

*PRINCIPAL BROKER | PRINCIPAL AUCTIONEER*

C: 270-791-4142

O: 270-795-1080

[jamie@smalltownproperties.com](mailto:jamie@smalltownproperties.com)

2101 Flint Springs Rd. - Cromwell, KY 42333

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

220± ACRES

BUTLER & OHIO COUNTIES, KENTUCKY



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JAMIE ROGERS**

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

[jamie@smalltownproperties.com](mailto:jamie@smalltownproperties.com)

2101 Flint Springs Rd. - Cromwell, KY 42333

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

220± ACRES

BUTLER & OHIO COUNTIES, KENTUCKY



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JAMIE ROGERS**

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

[jamie@smalltownproperties.com](mailto:jamie@smalltownproperties.com)

2101 Flint Springs Rd. - Cromwell, KY 42333

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

220± ACRES

BUTLER & OHIO COUNTIES, KENTUCKY



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JAMIE ROGERS**

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

[jamie@smalltownproperties.com](mailto:jamie@smalltownproperties.com)

2101 Flint Springs Rd. - Cromwell, KY 42333

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

220± ACRES

BUTLER & OHIO COUNTIES, KENTUCKY



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JAMIE ROGERS**

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

[jamie@smalltownproperties.com](mailto:jamie@smalltownproperties.com)

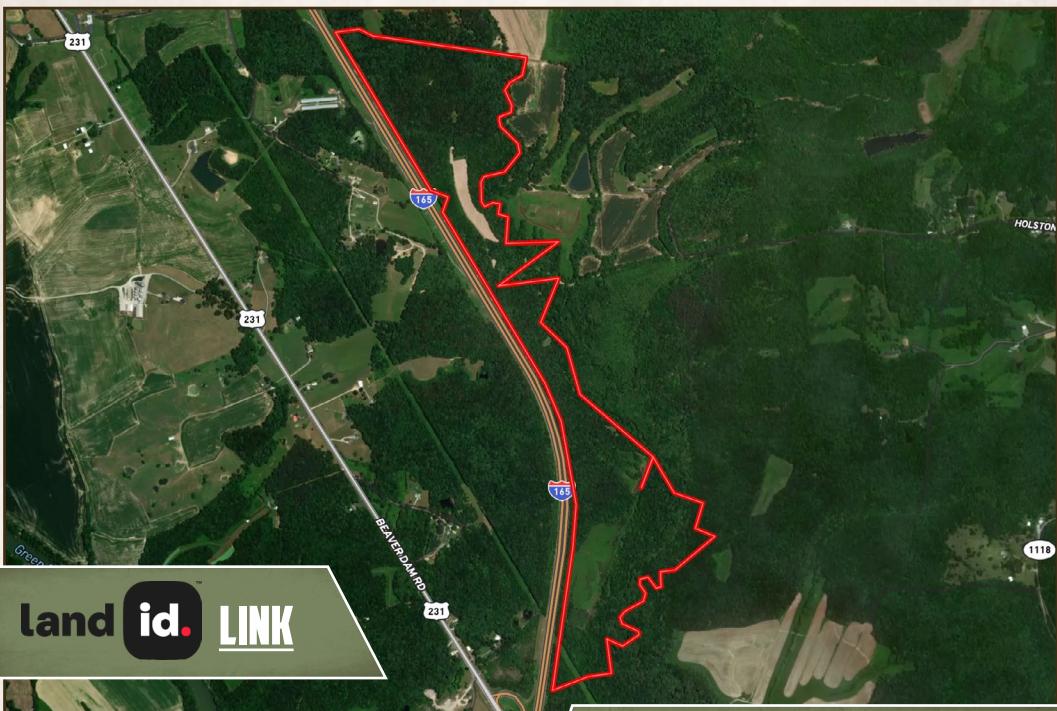
2101 Flint Springs Rd. - Cromwell, KY 42333

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

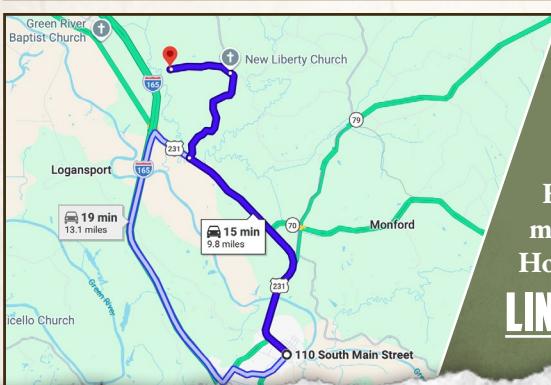
220± ACRES

BUTLER & OHIO COUNTIES, KENTUCKY



Directions From Morgantown, KY:  
Travel 5.8 miles on US-231 N/W G L Smith Street. Turn right on State Hwy 1118/Gilstrap Road and travel 2.6 miles. Keep left to continue on Holston Hollow Road and travel 1.4 miles. Make a slight left to stay on Holston Hollow Road and arrive at the destination.

[LINK TO GOOGLE MAP DIRECTIONS](#)



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**JAMIE ROGERS**

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

C: 270-791-4142

O: 270-795-1080

[jamie@smalltownproperties.com](mailto:jamie@smalltownproperties.com)

2101 Flint Springs Rd. - Cromwell, KY 42333

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.