

A-5880



Tracts 34-39 Flatwood Properties \$397,000

Area:	Adair County	Heating:	Electric Available
Style:	Vacant Land	Air Conditioning:	
Square Feet:		Distance to school:	8 miles
Lot Size:	136.63 acres m/l	Exterior:	
Year Built:		Water:	County

A-5880: This is one of the most attractive farms you will ever see! This farm is in 6 tracts and lays gently rolling consisting mostly of beautiful open pastures (currently producing hay). Wooded areas separate the open fields (tracts). Over ½ mile of creek front and with 3 stocked ponds and a nice barn. This property is surveyed out into 6 tracts with a recent survey recorded at the County Courthouse. This property features some of the most beautiful building sites for the home of your dreams. This beautiful property is conveniently located approx. 4.5 miles from the future I-66 Interstate and new Super center Wal-Mart. With an abundance of deer and turkey for great hunting opportunities. There are many active oil wells on surrounding properties in the area. This property has Clear Mineral Rights. The farm is currently being leased for five years @ \$600 per month which is fully transferrable or can be terminated if the new owner does not want the lease. Schedule you're showing today, this farm has it all!

Central Kentucky Realty
801-A Jamestown St. Columbia KY 42728
384-5054, 800-796-7604
www.centrankyrealty.com