

# 77+/- acres in Hancock County, Kentucky

Located just outside of Hawesville, KY, sits a house that consists of two stories. Built in 1994, the main level has 3 bedrooms a living room, dining, and kitchen areas. Downstairs you will find a finished basement with additional living space including a laundry room, full kitchen, dining area, and living room. The home has 2 driveways, you can turn onto HWY 2181 or the other drive is connected to Baker Lane. This property is approximately 8-10 minutes to Hawesville, and less than 30 minutes to Owensboro. There is 2 large shops/garages located next to the home, consisting of a 64'x30' shop that has a concrete floor, and a 84'x24' that has a concrete floor in the center. There is also a 24'x20' garage/storage shed.

The home is heated by natural gas. As a backup power supply there is a whole home 22KW Generac generator that automatically kicks on if the power ever goes out. The property is split by Baker lane. The tract with the house is 25+/- acres and the tract across the road from it is +/-52 acres. This property is mostly wooded with some open grass next to the road on the home side. There is plenty of wildlife on the property with whitetail deer, turkeys and squirrels frequenting the property. With the pond being located on the property, there is plenty of outdoor activities! There are established trails to take a ride on a sxs, atv or golf cart as well! If you enjoy outdoor activities such as hunting, fishing, or simply lounging, this property id for you!

**Hunting · \$499,000**

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