

Marshall County 60
Dogtown Road
Benton, KY 42025

\$249,000
60± Acres
Marshall County



Marshall County 60
Benton, KY / Marshall County

SUMMARY

Address

Dogtown Road

City, State Zip

Benton, KY 42025

County

Marshall County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

36.822897 / -88.312025

Acreage

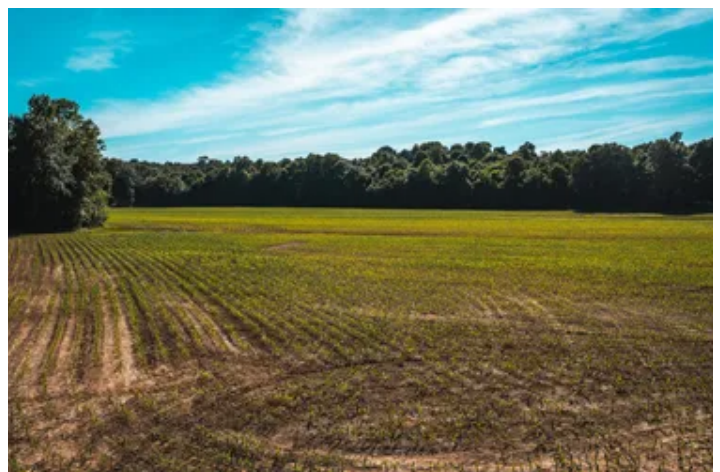
60

Price

\$249,000

Property Website

<https://livingthedreamland.com/property/marshall-county-60-marshall-kentucky/40829/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

60 +/- acres located in Marshall County, KY just outside of the town of Benton, KY. If you are looking for a tillable investment, hunting property, place to build, or all the above, this property will offer those chances. This property is a mix of timber and row crop. There is roughly 35 acres of timber and roughly 21 acres of tillable farm ground. Income producing property with the tillable acres being leased out each year by local farmers. There is 32 acres out of the floodplain. There is just a little over 600 feet of road frontage on Dogtown Road as well as 450 feet of road frontage on Glade Road. Gated entry and gravel road lead to the farm fields on the property. Nestled directly across the road from Clarks River National Wildlife Refuge, this property will feed off that wildlife that calls the area home. Would make an excellent hunting property as well with the ability to hunt deer, turkeys, and possibly ducks if you build for them. If you are looking for a small investment farm or if you are looking for a spot to build your next dream home. This property is something to seriously consider.

- Less than 10 mins from Benton, KY

-30 mins from Paducah, KY

-2 hours away from Nashville, TN

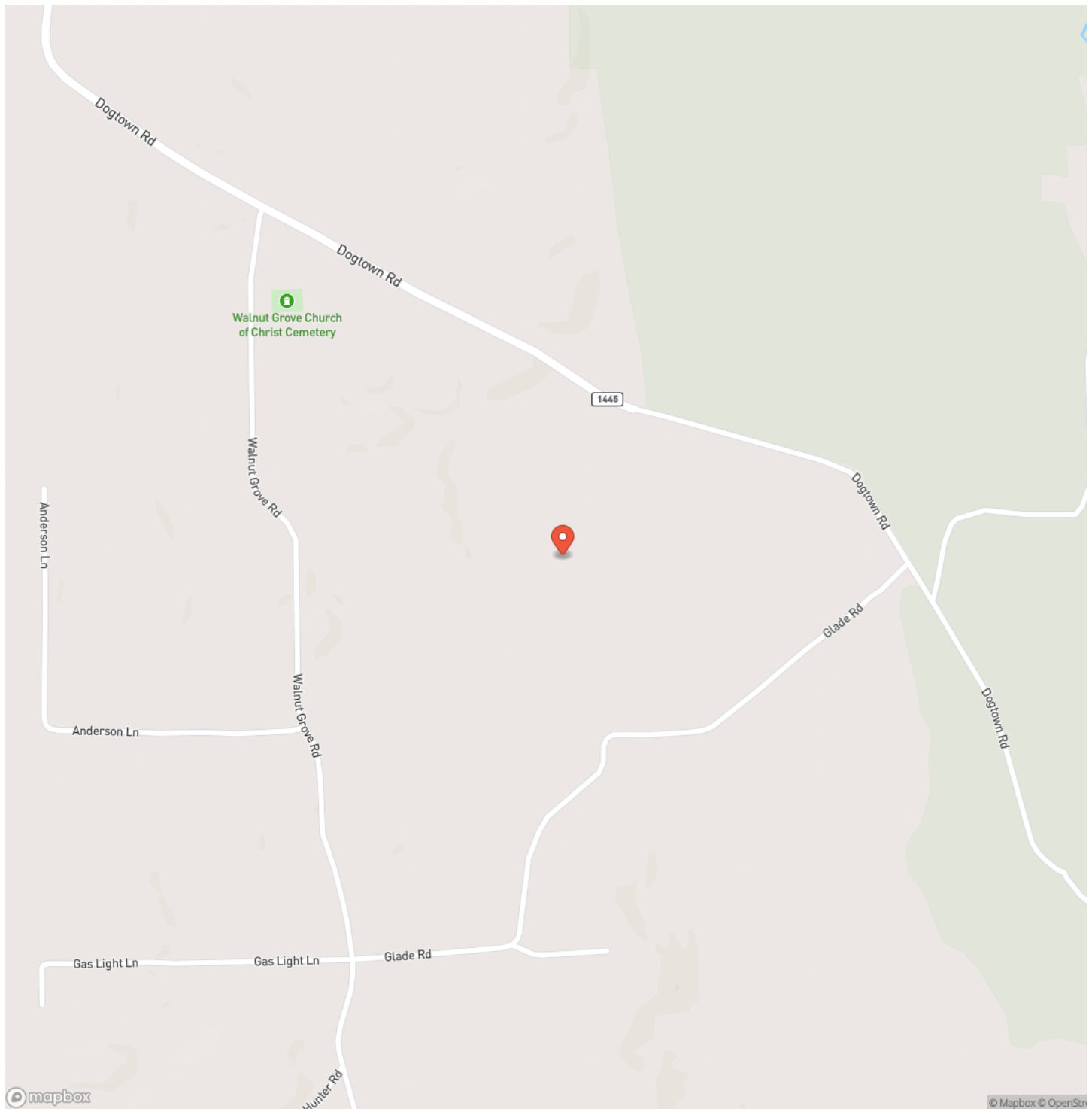
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Locator Map

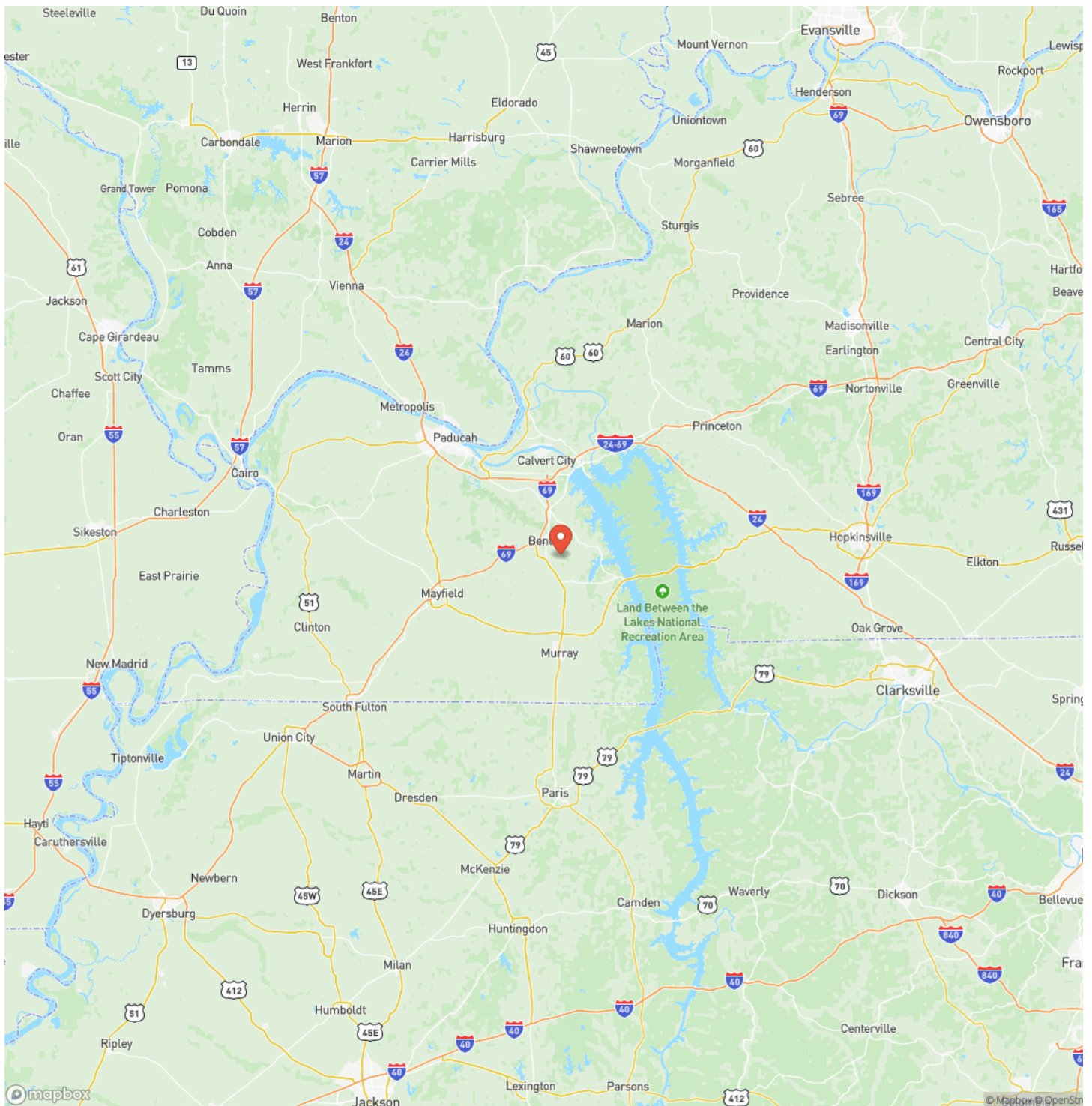


MORE INFO ONLINE:

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Locator Map



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Satellite Map



LISTING REPRESENTATIVE

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NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

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