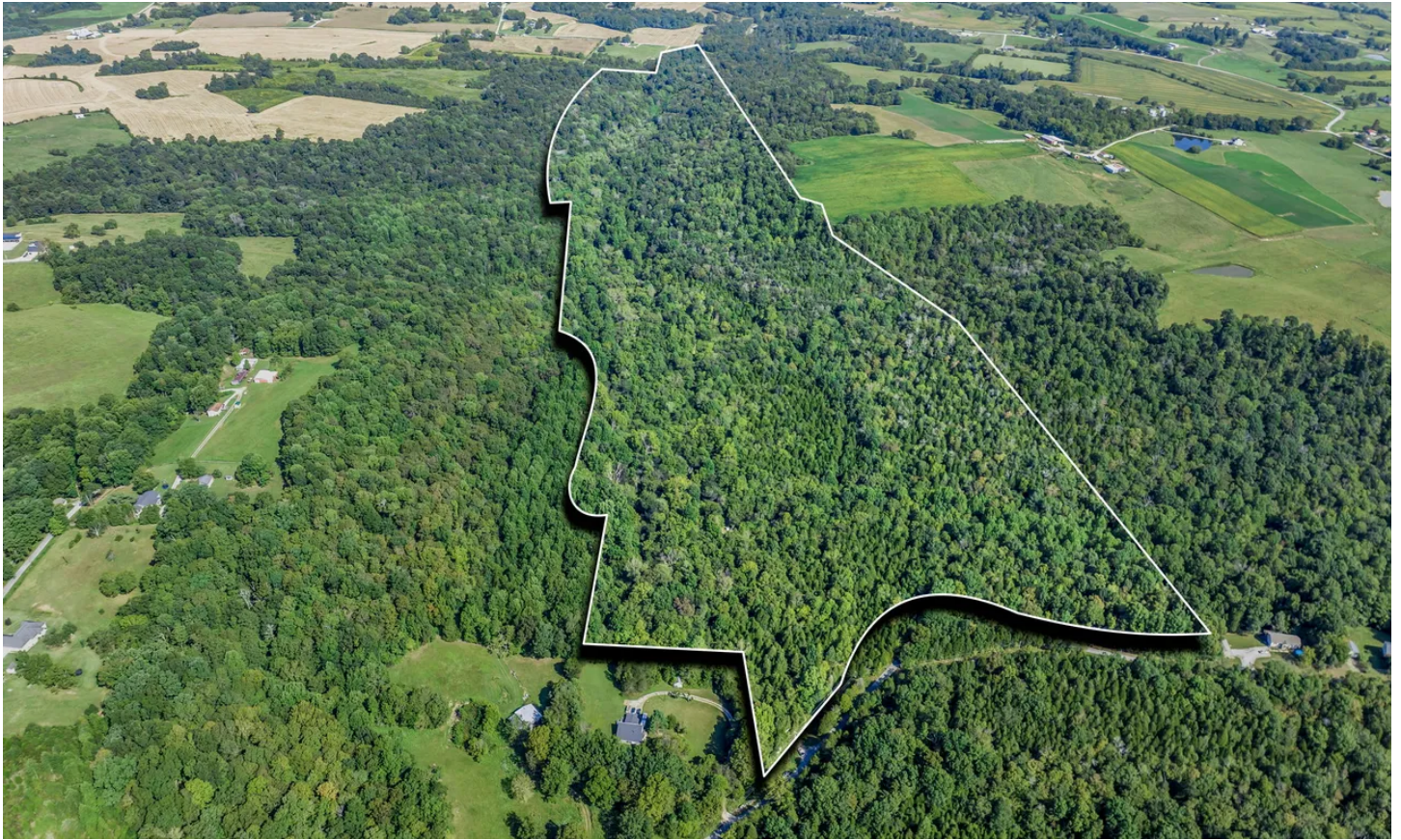


**Greencastle 80**  
**Greencastle Road**  
**Bowling Green, KY 42101**

**\$365,000**  
**80± Acres**  
**Warren County**



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



**Greencastle 80**  
**Bowling Green, KY / Warren County**

---

**SUMMARY**

**Address**

Greencastle Road

**City, State Zip**

Bowling Green, KY 42101

**County**

Warren County

**Type**

Recreational Land, Hunting Land

**Latitude / Longitude**

37.1009 / -86.4839

**Acreage**

80

**Price**

\$365,000

**Property Website**

<https://livingthedreamland.com/property/greencastle-80-warren-kentucky/45646/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



**PROPERTY DESCRIPTION**

Are you Living The Dream? Fulfill your dream of hunting land ownership with this awesome sprawling 80+/- acre tract of dense wooded terrain. Situated just 8 miles above the town of Bowling Green, Kentucky in the small community of Richardsville. This parcel is surrounded by farmland, dense wooded properties, a couple neighboring homes on land and a sense of seclusion. You can access the Barron River just a mile down the road from the properties entrance where a paved boat launch exists. Hunt, Fish, ATV's, a great place to escape the city rat race! You won't strike it rich, but there are royalties from a handful of oil wells that can be found scattering the terrain. Front of the property is paved with a water line at the street, power and phone that can be tapped into for property development purposes. Cattle gate entrance with a nice deal of roads that meander through the terrain and within beautifully treed shade banks. Terrain ranges from about 440ft+/- elevation within the Taylor Branch Creek run off up to the properties high point at about 550ft+/-.

Hunting blinds sit hidden within the trees; with some massive scoring game that has been hunted here for centuries. Deer and turkey were seen fleeing through the foliage while on site. Timber value? Yes... unless you want to maintain this property's natural beauty. An abundance of flat locations for cabin or site development. Currently land is zoned (Agriculture). Inquire with Warren City-County Planning Commission for potential "zoning map amendment" compatibilities; "if approved" with proper planning. But why spoil what this is.





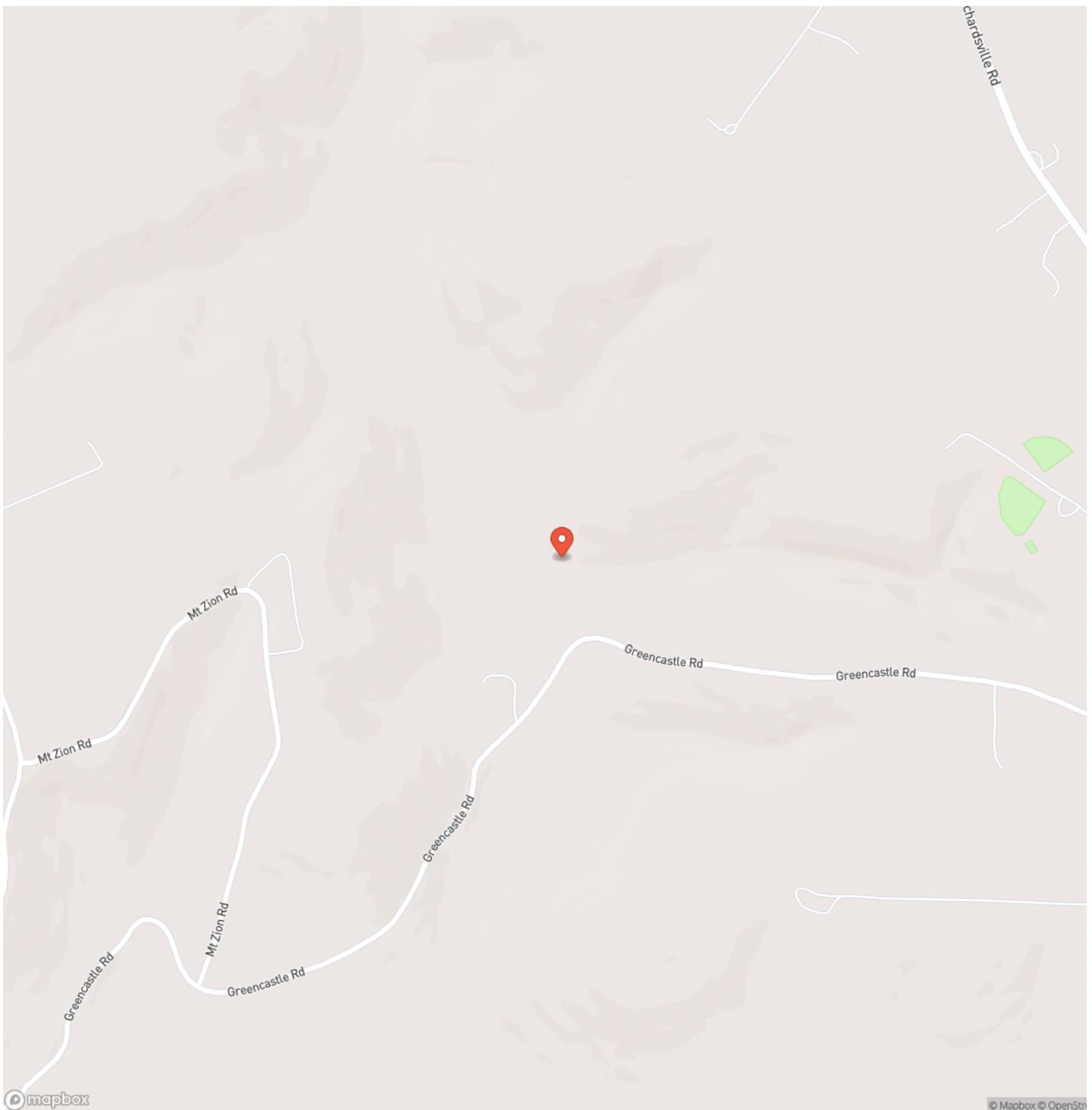
Greencastle 80  
Bowling Green, KY / Warren County

---





## Locator Map

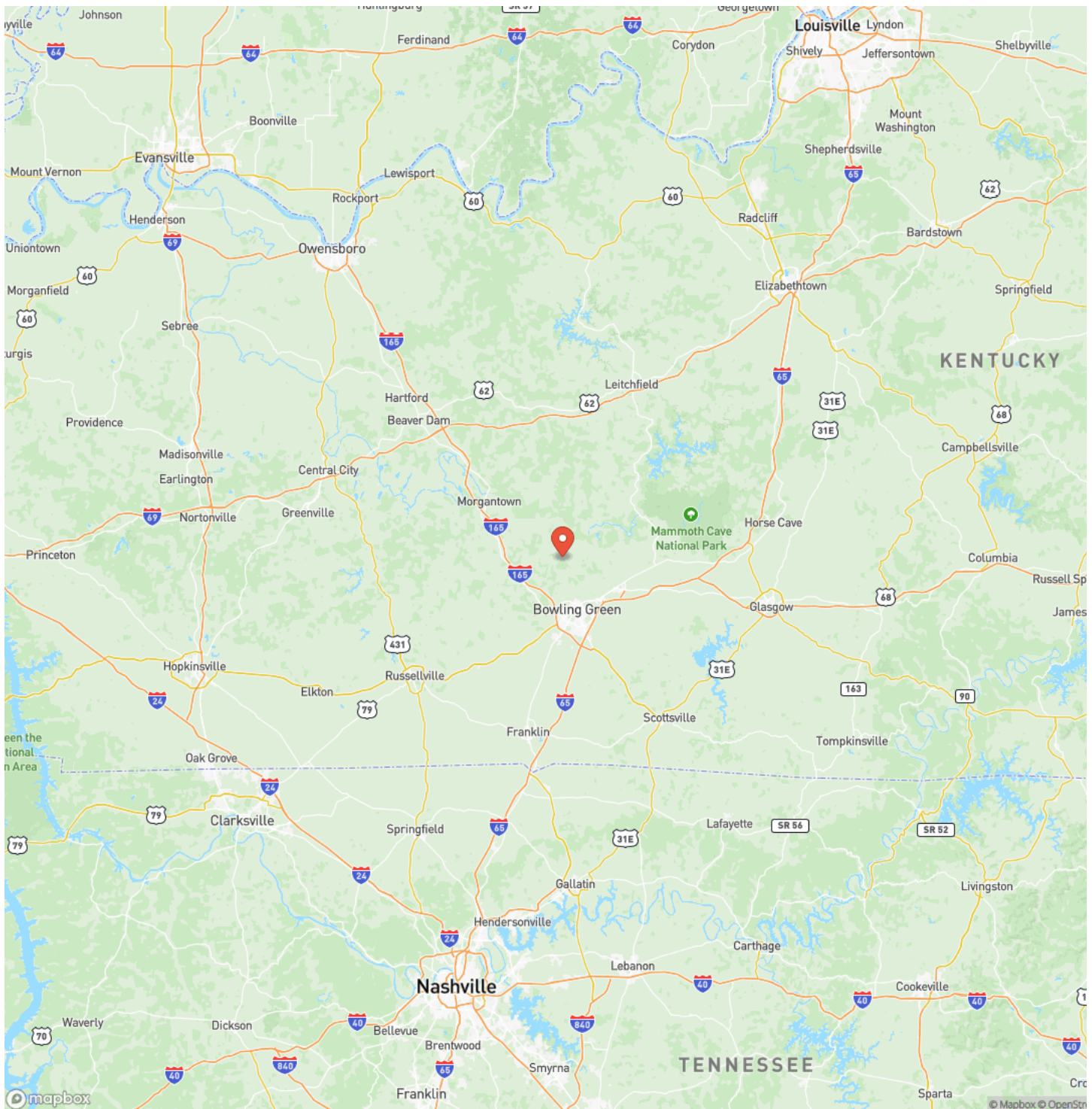


**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## Locator Map



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**





## Satellite Map



**Greencastle 80**  
**Bowling Green, KY / Warren County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Mario Gattavara

## Mobile

(270) 598-1648

## Office

(270) 598-1648

## Email

marioisrealestate@yahoo.com

### Address

## City / State / Zip

Franklin, KY 42135

## NOTES



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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**  
100 Chesterfield Parkway  
Chesterfield, MO 63005  
(855) 289-3478  
<https://livingthedreamland.com/>

---

