

# Red River Ranch

*Estill County, Kentucky  
303 Acres*



Offered Exclusively By:



**CARRIAGE GATE, LTD.**  
**REAL ESTATE SPECIALISTS**  
TOWN & COUNTRY PROPERTIES



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## Red River Ranch

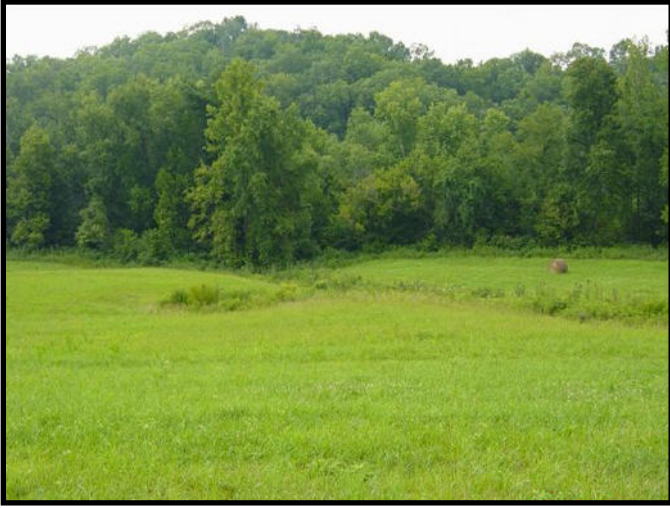
A wonderful opportunity is right here with this 303 acre farm. It is perfect for so many things from recreation to agriculture with many trails and roadways throughout the property.

With over 125 acres in pasture and crop land this farm is an outstanding producer of grass hay.

There are several barns and out-buildings and there are three ponds and springs.







There are 178 acres of excellent timber that is approximately 30 years to harvest. The property is a wildlife haven with excellent fishing, waterfowl, beaver and otter. The Red River Ranch has over 3 miles of Red River frontage, and is the perfect spot for hunting of deer and turkey. There have been several Pope & Young deer harvested on this property and there is evidence of elk movement on this property.

There is an old farm house that needs work. A new septic system was installed in 2008.





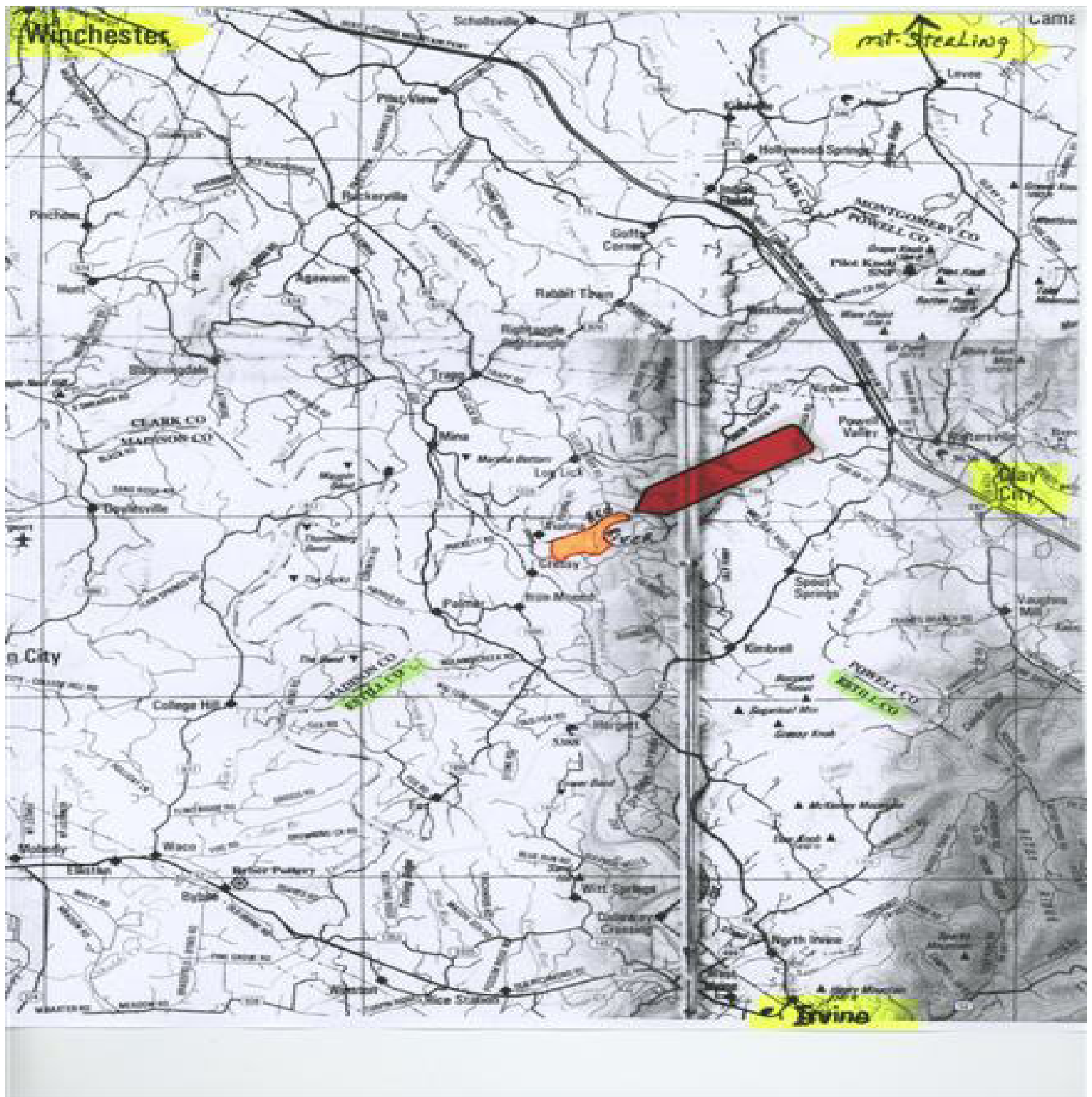


A truly outstanding and one-of-a-kind opportunity to own a wonderful recreational farm. With a unique combination of wooded and pasture land this farm is perfect for both agricultural and recreational enjoyment. It is a superbly maintained property that is ready to develop into your very own wonderland.

**Being offered at \$471,468 • \$1556 per acre**

*Information contained herein is believed to be accurate but is not warranted.*





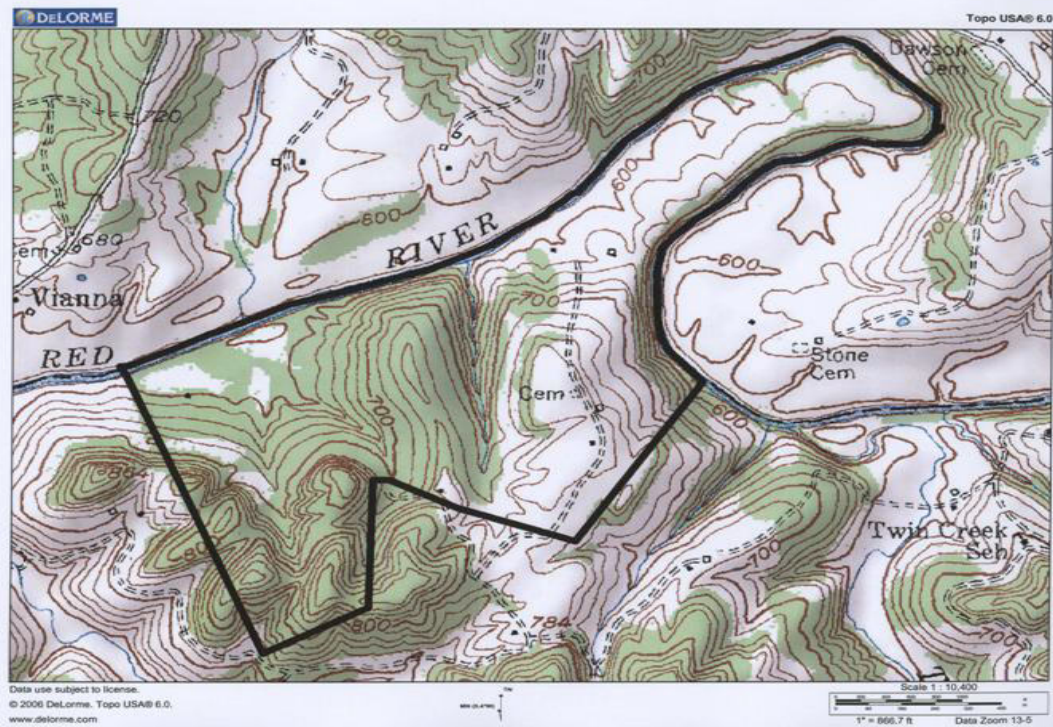
*Located at the foothills of Eastern Kentucky*

## Red River Ranch Aerial Map



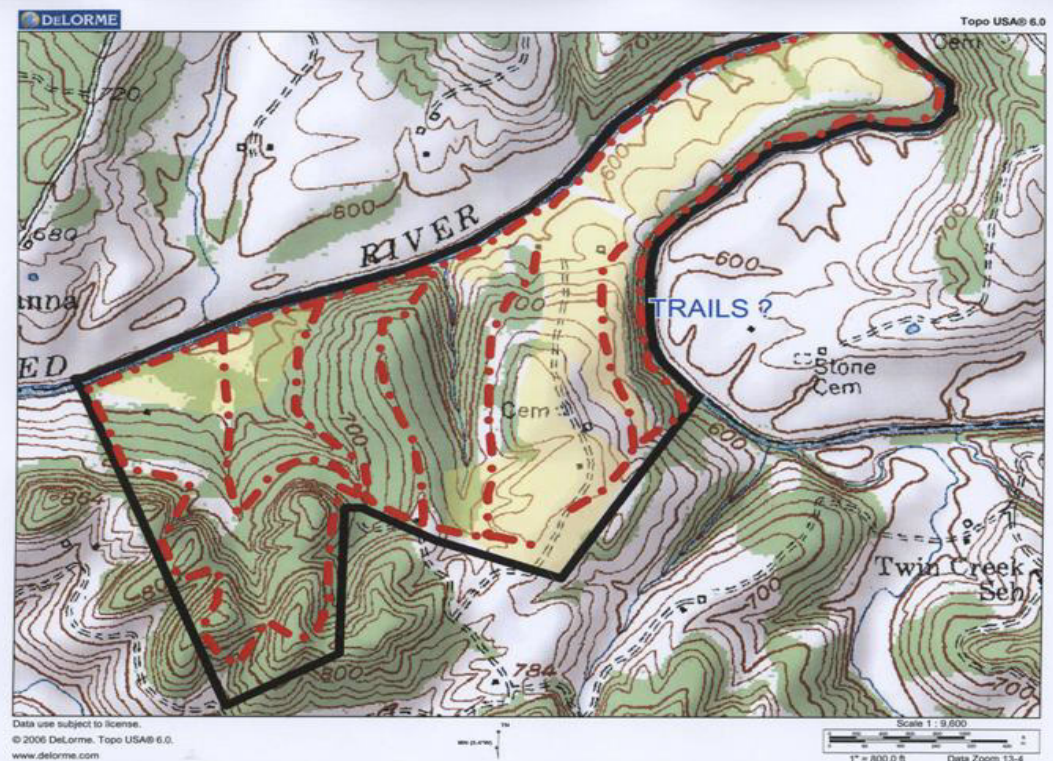
303 Acres





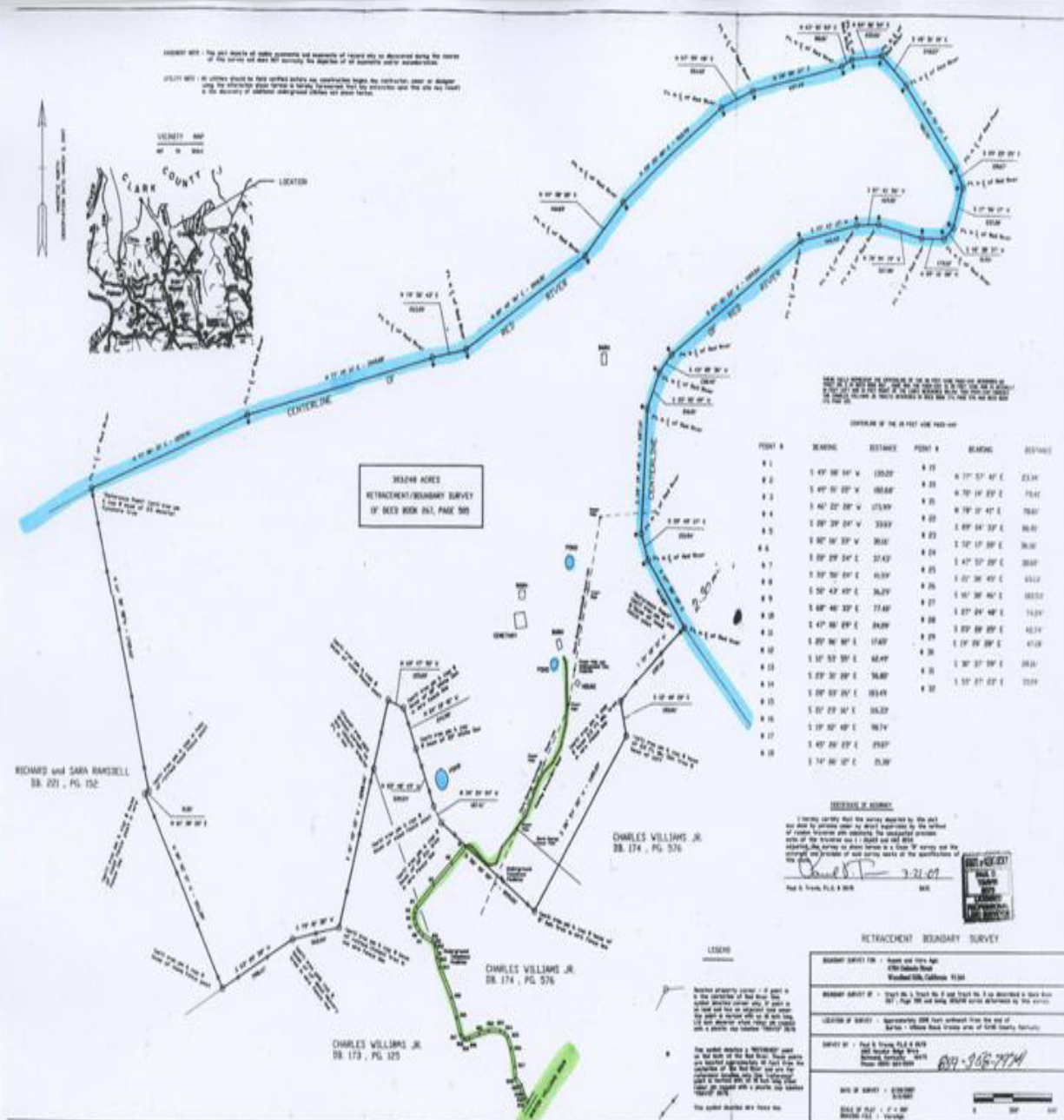
*Topography Map*

*303 acres Estill County, Kentucky*



*Topography Map with Trails*

*303 acres Estill County, Kentucky*



The property has been completely surveyed.