

Welcome to 4690 Setters Road, Union KY 41091

Property Features:

- 1 Owner: Property purchased in 1990 & Home built in 1992 by owner
- 56.49 Acres – Approximately 6.49 acres cleared + 50 acres wooded
- MATURE MARKETABLE TIMBER - Woods hold some fantastic variety of trees including large hardwoods. Potential logging opportunity.
- Top notch Deer and Turkey hunting property. Said to be best in the county.
- 4 Ponds – Larger pond is great for fishing while smaller ponds are perfect for your farm animals
- Propane Tanks: (2) 500 Gallon, owned
- House Cistern: 30,000 Gallons. Cleaned 2024. Water filtration system added: 2025. NOTE: Average family uses approx 2K-3K gallons of water a week for reference
- Septic: Cleaned & inspected 2021
- 3 Operable Woodstoves in house: Kitchen, Living Room, and basement
- Anderson House Windows
- Dimensional roof
- Wrap around porch
- Furnace: 2012
- AC w/ humidifier: 2019
- Unfinished Basement: Walk out access into garage, half bathroom in utility area, wood stove. Would be great finished space.
- House Crawl Space – located under the only remaining portion of original homestead. Moisture barrier added. Subfloor wood is also pressure treated lumber to take extra precaution of any moisture
- Sump Pump – brand new April 2025. NOTE: see disclosures as sump pump is for back up purposes only. Seller states the system never holds enough water to need to run
- Shiitake Mushroom Growing Logs – Square stacked logs near shop
- **DETACHED GARGE/SHOP:** (Contents NOT included)
 - Dimensions: 51'x38'
 - New Dimensional Roof - 2022
 - Electric – 200 Amp panel
 - 2 garage bays: (1 considered tandem), garage door openers
 - Wood stove
 - Wall heater and window AC unit included
 - Rear room used as wood workshop.
- **BARN:** Estimated to be built in the late 1800's (Farm equipment & stacked lumber not included BUT all other contents will remain)
 - Dimensions: 48'x40' w/ 30'x16' lean-to
 - 2 horse stalls
 - 3500 gallon stone cistern for auxiliary use. Water hydrant located inside barn
 - Electric – 200 amp panel
- **CHICKEN COOP:** (behind barn) 8'x8' with 9'x12' closed-in run
- **GOAT HOUSE:** 12'x8' with small fenced run
- **HORSE/HAY BARN:** 24'x11' top paddock near woods
- **DOG KENNEL:** 16'x15', (5) separate fenced kennels with outdoor runs. Interior of kennel has electric run and roughed plumbing for water.
- **FIREWOOD SHED:** 12'x8'