

# Adams Branch 45 +/-

45.00 Acres | Whitley County, KY | \$67,500



HAYDEN  OUTDOORS.



# Adams Branch 45 +/-

TOTAL ACRES:

45.00

PRICE:

\$67,500

COUNTY:

Whitley County

CLOSEST TOWN:

Williamsburg, KY

## Activities & Amenities:

ATV/Off Road  
Development Potential  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Recreational Business  
Solar  
Stream/River  
Timber  
Water Rights  
Wind/Energy  
Wooded  
State Hunting Unit: Zone 3

## Land Details

**Address:** 0 McKayla Circle,  
Williamsburg, Kentucky 40769, USA  
**Closest Town:** Williamsburg  
**Total Acres:** 45.00  
**Deeded Acres:** 45.00  
**Zoning:** Recreational  
**Elevation:** 1,100  
**Topography:** Sloped / Rolling  
**Vegetation:** Timber  
**Estimated Taxes:** \$200 - 2023  
**Source of lot size:** Survey  
**Parking Types:** Driveway

## Property Summary

This property is perfect for someone wanted a nice quiet tract of land that's buildable with all the necessities close by like water and electric. Located on the back end of McKayla Circle ten minutes from Williamsburg, Kentucky and I-75 interstate. Deer, turkey and numerous small game call this tract home as well.

## Land

**±45 Acre Mountain Timber Tract – Semi-Remote with Road Frontage – Williamsburg, KY Area**

Discover this exceptional ±45-acre semi-remote mountain property located just minutes from Williamsburg, Kentucky and convenient access to I-75. This versatile tract offers:

- **Paved road frontage** for easy access
- **Electric and water utilities nearby**
- **A private drive leading into the property**
- Several **buildable homesites** with potential mountain views
- **Heavily wooded with mature timber**, offering seclusion and natural beauty
- **Ideal for a private retreat, homestead, or recreational getaway**

Enjoy the perfect blend of privacy and convenience with all the amenities of Williamsburg—including shopping, dining, schools, and healthcare—just a short drive away.

## Improvements

- Driveway access and road frontage
- Buildable in multiple locations
- Easily accessible to black top roads and the interstate
- Water and electric near the property
- Quiet location with outer boundaries surveyed.

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.









 Boundary

#### BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



## Billy Hackworth

📍 Managing Broker, Licensed in KY  
Sales Associate, Licensed in TN

✉ Billy@HaydenOutdoors.com

📞 606.575.0089

  
**HAYDEN  
OUTDOORS.**  
**REAL ESTATE**

