



Sawmill Hollow South 200 +/-

200.00 Acres

Whitley County, KY

\$200,000

HAYDEN  OUTDOORS.

Sawmill Hollow South 200 +/-

TOTAL ACRES:

200.00

PRICE:

\$200,000

COUNTY:

Whitley County

CLOSEST TOWN:

Williamsburg, KY

Activities & Amenities:

ATV/Off Road
Campground
Cycling/Mountain Biking
Development Potential
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Solar
Stream/River
Timber
Wind/Energy
Wooded
State Hunting Unit: Zone 3

Land Details

Address: 0 Sawmill Hollow RD,
Williamsburg, Kentucky 40769, USA
Closest Town: Williamsburg
Total Acres: 200.00
Deeded Acres: 200.00
Zoning: Recreational
Elevation: 1,500
Topography: Sloped/Rolling
Vegetation: Timber
Estimated Taxes: \$400 - 2023
Source of lot size: Survey
Parking Types: Driveway

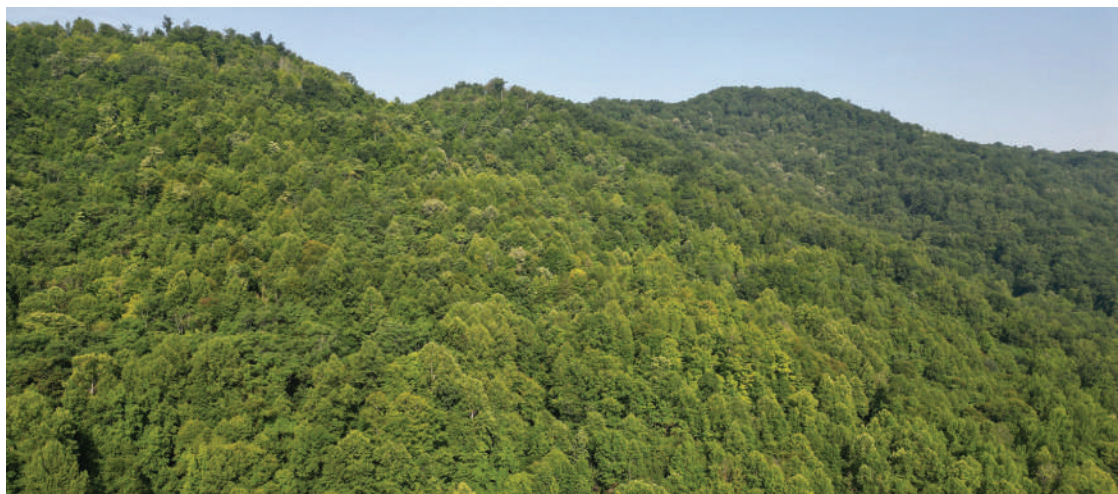
Property Summary

This expansive recreational property presents a unique blend of seclusion, natural beauty, and development potential. With extensive road frontage and multiple buildable sites, it's well-suited for a variety of uses—from a private estate or vacation getaway to a multi-home development. The surrounding woods and fields are alive with wildlife, including deer, turkey, and even the occasional black bear, offering excellent opportunities outdoors.

Land

- **Large recreational tract** with a mix of woods and open areas
- **Multiple buildable home sites** ideal for estates, cabins, or a small development
- **Extensive road frontage** provides easy and flexible access
- **Abundant wildlife**, including deer, turkey, and occasional black bear — perfect for hunting or nature watching
- **Peaceful, private setting** with scenic surroundings
- **Additional adjacent acreage available** for expansion or added seclusion
- Great for **investment, recreation, or residential use**

This is a unique chance to own a versatile and scenic property with both recreational and residential value





Improvements

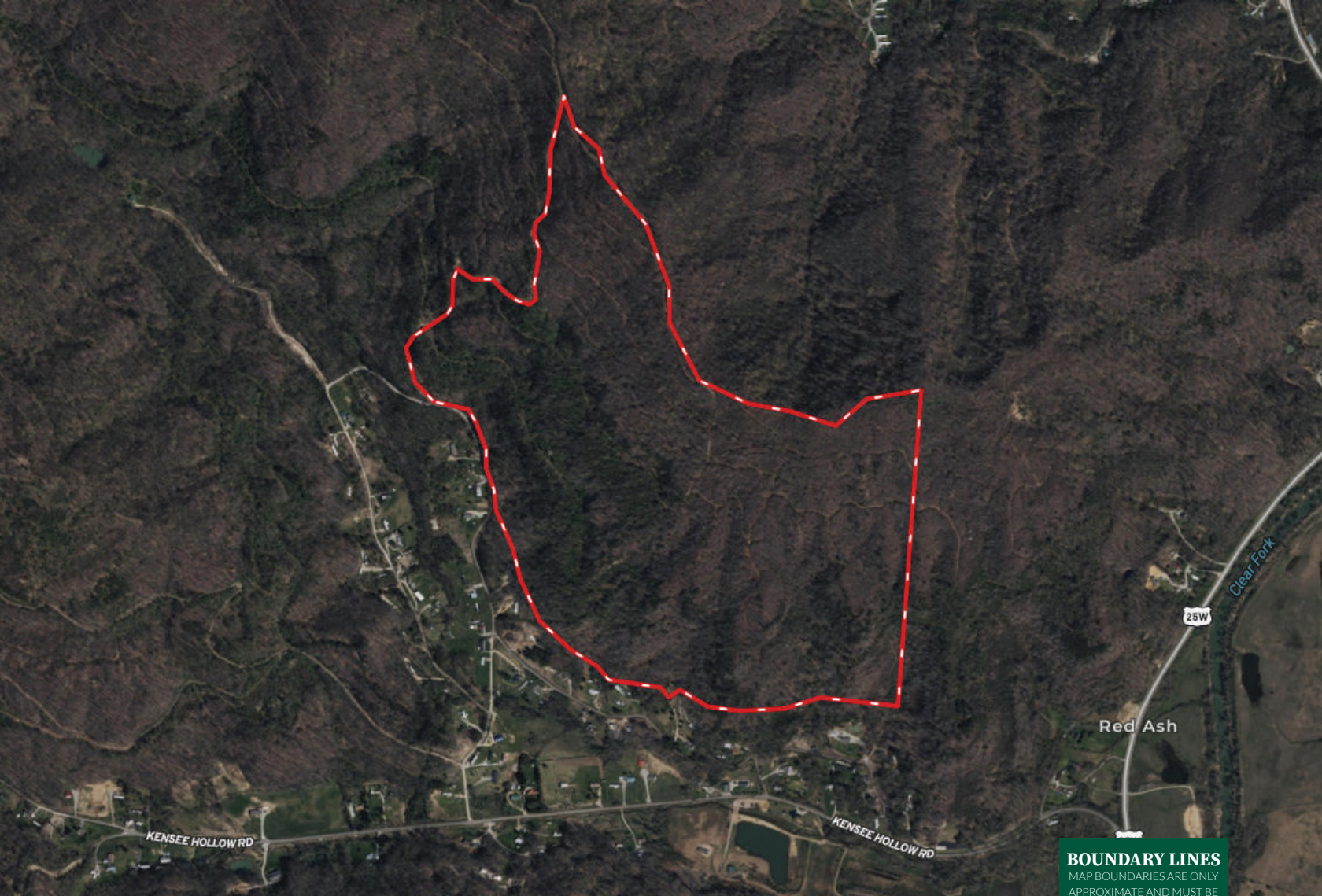
- **Well-maintained access roads** ensure easy entry throughout the property.
- **Cleared home sites** ready for immediate building or development.
- **Established utility connections** nearby (water, electric) to simplify construction.
- **Fencing and boundary markers** clearly define property lines and add security.
- **Trails and pathways** carved out for hunting, hiking, or ATV use.
- **Natural landscaping** preserved to maintain privacy and scenic views.
- **Wildlife-friendly habitat improvements**, such as food plots or water sources, support abundant game.

Recreation

This expansive tract offers exceptional recreational opportunities in a stunning natural setting. Whether you enjoy hunting, hiking, wildlife watching, or simply escaping the hustle and bustle, this land provides abundant space and diverse terrain to explore. The property is home to a variety of game, including deer, turkey, and black bear, making it an ideal spot for outdoor enthusiasts. With quiet trails winding through mature woods and open fields, you can experience peaceful solitude or adventurous excursions. Perfect for creating your own private retreat, this land invites endless outdoor activities year-round.

*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



Billy Hackworth

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