

# Morgantown Homestead

60.00 Acres | Butler County, KY | \$1,299,000



HAYDEN  OUTDOORS.



## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Food Plots  
House/Cabin  
Hunting - Big Game, Predator/  
Varmint, Small Game & Turkey  
Income Producing  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Propane  
Rental Property  
Timber  
Wooded  
State Hunting Unit: Zone 2

## Land Details

Address: 1104 Neafus Rd.,  
Morgantown, Kentucky 42261, USA  
Total Acres: 60.00  
Deeded Acres: 60.00  
Elevation: 700ft  
Topography: Rolling Hills  
Timber Land Acres: 30  
Pasture Acres: 30  
Include Business?: Yes  
Estimated Income: \$13,500  
Income Type: Airbnb  
Estimated Taxes: \$1,400 - 2025  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 2  
Finished Sq. Ft.: 2,768  
Stories: 1  
Bedrooms: 4  
Full Bathrooms: 4  
Basement: None  
Gas Provider: propane  
Water Provider: county  
Parking Types: Detached Garage & Carport  
Outbuildings: 1  
Heating Systems: Fireplace & Forced Air  
Appliances: Dishwasher, Refrigerator,  
Hot Water Heater, Microwave & Oven  
Flooring: Laminate  
Roofing: Metal  
View: Pond, Private, Scenic & Wooded





### **About This Property**

Stunning 1,768 sq ft home, on 60 acres of rolling hills, ponds, and serene countryside views. Includes a 1,000 sq ft Airbnb guesthouse, massive shop, and spacious lean-to—perfect for hobbies, storage, or livestock. A rare blend of beauty, function, and income potential in a peaceful rural setting.

### **Land**

The 60-acre property features gently rolling terrain with a balanced mix of open pasture, wooded slopes, and low-lying valleys. Elevation changes are moderate, offering natural drainage and wide scenic views from the higher points. Two ponds rest in the lower areas, surrounded by native grasses and trees. Wooded sections on the slopes and ridges provide shade, habitat, and wind protection, while the fenced boundaries follow the land's natural contours for a cohesive, well-defined landscape.





## Improvements

- Property features a beautiful 1,768 sq. ft. 3-bedroom 2-bath home, built in 2023 that offers scenic views from every room, with large windows bringing nature indoors. The spacious living area features a cozy gas fireplace, perfect for relaxing. A covered back porch provides a peaceful outdoor retreat, while a Generac backup generator ensures peace of mind during outages. A convenient carport completes the home, combining comfort with practicality.
- A charming 1,000 sq. ft. guest house, built in 2017, is currently a well-established Airbnb that promises a warm, inviting atmosphere for every guest. With cozy, tasteful decor and a thoughtful layout, it offers a perfect blend of comfort and style. The open living space features plenty of natural light, while the fully-equipped kitchen and comfortable bedroom ensure a relaxing stay. Whether guests are here for a weekend getaway or a longer retreat, this guest house offers a welcoming home-away-from-home experience.
- An expansive 4,200 sq. ft. shop and lean-to, built in 2017, is ideal for equipment storage, workshop space, or running a business. The high ceilings and wide door accommodate large vehicles and machinery, while the open interior provides versatile space for multiple uses. An attached lean-to adds additional covered storage, and a full bathroom enhances convenience for workdays or on-site operations. The shop and lean-to are also equipped with RV hookups ready to accommodate more guests. Built for functionality and flexibility, this is perfect for any project, business, or equipment storage needs.
- Property boundary is fully fenced with a gated entrance.
- Livestock waterer
- Hunting blinds
- Well maintained walking trails







## Recreation

The Morgantown Homestead offers a wealth of recreational opportunities, from fishing in the two scenic ponds to hiking along well-maintained walking trails that wind through the wooded areas and open fields. The diverse landscape makes it ideal for hunting, with abundant wildlife in both the forested sections and open meadows. For those who enjoy entertaining, the spacious grounds provide plenty of room for outdoor gatherings, whether it's a family BBQ, a picnic by the ponds, or setting up an area for games and events. With its mix of natural beauty and versatile space, this property is perfect for year-round outdoor fun.

## General Operations

The 1,000 sq ft Airbnb comes fully furnished and ready for guests to continue to visit. Buyers also have the ability to purchase the following equipment.

- 65hp hydrostatic Kubota tractor with front end loader and bucket
- 6' Land Pride bushhog
- 6' Land Pride rototiller
- Yamaha side x side

## Agriculture

- Approximately 30 acres of pasture ground.
- Established livestock waterer.
- Fenced in boundary and entrance.







## Region & Climate

Kentucky experiences 4 distinct seasons of weather. Springtime green-up is beautiful with comfortable daytime temperatures in the 60's and 70's. Summertime highs range from the middle to upper 80's making it ideal for outdoor fun, and days spent by the beautiful private lake.

Fall colors are gorgeous along the tree-lined property and ridges throughout. As the nights turn cooler and the leaves begin to change from green to many vibrant colors, Fall in Kentucky is a heavy favorite boasting comfortable daytime temperatures in the 70's plus cool comfortable nights in the 50's. Winter is moderate by most standards boasting daytime temperatures in the 40-50's and nighttime lows in the 30's and 40's, with the rare, but seemingly always welcomed light snowfall.

## Location

- 5 minutes to Western Kentucky Parkway
- 45 minutes to Bowling Green
- 45 minutes to Elizabethtown
- 1 hour to Owensboro
- 1 1/2 hours to Louisville
- 1 1/2 hours to Nashville
- 3 hours to Cincinnati

\*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.



# Hayden Outdoors

## *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



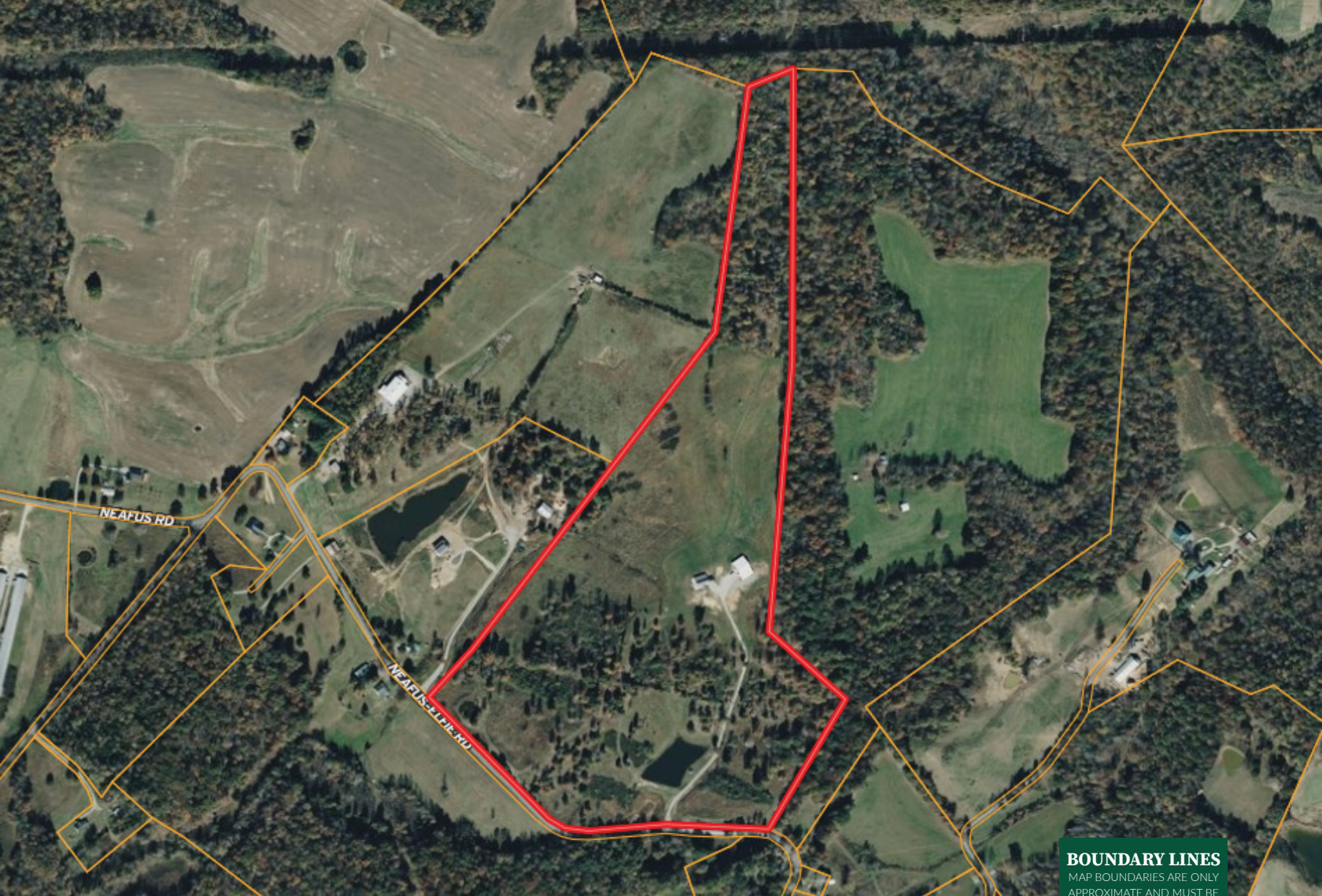
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

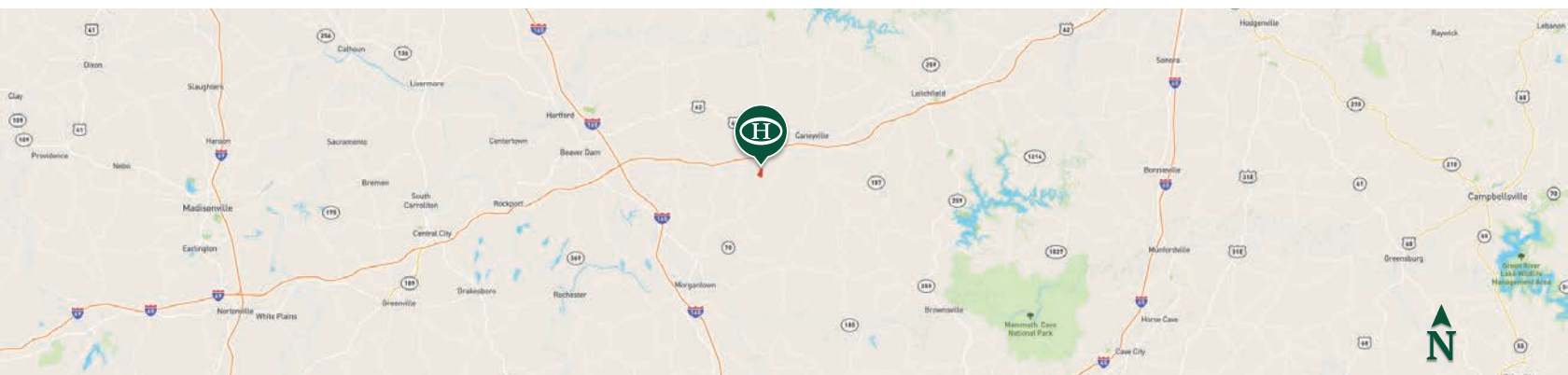
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 Boundary






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FARM, RANCH & RECREATIONAL REAL ESTATE



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