Fox Chase Development

342.00 Acres | Wayne County, KY | $3,870,000

HAYDEN OUTDOORS

Fox Chase Development

TOTAL ACRES:	PRICE:	COUNTY:	CLOSEST TOWN:
342.00	$3,870,000	Wayne County	Monticello, KY

Presented by

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REAL ESTATE

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Property Summary

Welcome to Fox Chase, a premier Lake Cumberland area development offering an exceptional turnkey residential investment with immediate revenue potential and substantial long-term upside. Encompassing approximately 342± acres, the property includes 70 fully developed, shovel-ready lots averaging approximately one acre in size, together with 272± contiguous acres positioned for future expansion and development.

Activities & Amenities

Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Income Producing
Outbuilding/Barn/Shed/Shop
Pond/Lake
Water View
Waterfront
Wooded
State Hunting Unit: Zone 3

Land Details

Address: 21 Clubhouse Drive, Monticello, Kentucky 42633, USA
Subdivision: Fox Chase Estates
Total Acres: 342.00
Deeded Acres: 342.00
Zoning: Residental
Elevation: 500
Topography: Level, Gentle Rolling
Vegetation: Pasture Land
Tillable/Crop/Orchard Acres: 250
Timber Land Acres: 15
Pasture Acres: 250
Water Rights: Yes
Mineral Rights: Yes
Include Business?: Yes
Estimated Taxes: $2,270 - 2025
Source of lot size: Survey

Building Details

Homes: Site built
Basement: None
Electricity Provider: KRECC
Gas Provider: TBD
Water Provider: Bronston
Parking Types:Driveway
Total # of Spaces: 10
Outbuildings: 2
Types of Outbuildings: Clubhouse

Land

Multiple homesites are available within Fox Chase, presenting a unique opportunity for builders, investors, or buyers seeking flexibility in design and placement. The community's upscale standards and cohesive architectural style create long-term value and strong curb appeal throughout the development.

- 342+/- Acres
- 70 build-ready lots averaging approximately one acre in size
- Infrastructure including roads, utilities and clubhouse already in place
- 272+/- acres are available for future development

Improvements

The existing lots are fully improved with city water, electric, and established road infrastructure already in place, allowing a new owner to focus on marketing, lot absorption, and future development phases rather than significant upfront infrastructure costs. The remaining acreage presents outstanding flexibility for continued residential development, a mixed-use concept, or a thoughtfully designed master-planned community.

Fox Chase offers substantial existing infrastructure and community improvements already in place, including:

- 70 build-ready residential lots with infrastructure and utilities, including city water
- Established road systems and stately entrance
- Approximately 2,500 feet of Highway 90 frontage for potential commercial development consideration
- Approximately 10,500 feet of Green Hills Estate Road frontage
- Completed survey work, including future development phase planning
- Utilities available for the future expansion of the 272+/- undeveloped land

A fully functional clubhouse serves as a centerpiece to the community and includes:

- Tennis court
- Basketball court
- Exercise area
- Dining hall
- Ballroom
- Commercial-style kitchen facilities

These amenities provide immediate value for community engagement, private events, recreational use, or potential event-driven income opportunities.

Recreation

Conveniently located between Somerset and Monticello, this property places you in the heart of Kentucky's premier outdoor recreation destination. Lake Cumberland is renowned for its deep, clear water, world-class striped bass fishing, and more than 1,200 miles of shoreline, offering endless opportunities for boating, fishing, water sports, kayaking, and waterfront dining.

Several public boat launches are conveniently located nearby, including General Burnside Island State Park, which features a multi-lane public launch providing easy access to the lake, as well as Lake Cumberland State Park Boat Ramp and U.S. Army Corps of Engineers Halcombs Landing Boat Ramp.

Outdoor enthusiasts will appreciate nearby Lake Cumberland State Resort Park and General Burnside Island State Park, offering hiking trails, camping, golf, wildlife viewing, and scenic overlooks. General Burnside is Kentucky's only island state park and is known for its award-winning golf course, campground, marina access, and excellent fishing opportunities.

Popular local destinations include Wolf Creek Marina, Safe Harbor Burnside, and Conley Bottom Campground, which provide marina services, boat rentals, waterfront dining, and access to some of the lake's most scenic coves.

Additional attractions include Pulaski County Park with beaches, trails, mountain biking, and lake access, the historic Old Lake Cumberland Railroad Tunnel, and the famous Cumberland Falls, often called the "Niagara of the South," located within an easy drive of the property.

Whether your interests include boating, fishing, hiking, golf, hunting, or simply enjoying the beauty of the outdoors, this exceptional location offers year-round recreation and access to some of Kentucky's most treasured natural attractions.

Agriculture

The remaining 272± acres are currently utilized for hay production, generating approximately 500 round bales annually. This existing agricultural use provides supplemental income while future development phases are implemented and may help offset holding costs during lot sellout and expansion.

Additionally, all owned water and mineral rights associated with the property will convey with the sale, further enhancing the property's long-term investment profile.

Water/Mineral Rights & Natural Resources

All owned water and mineral rights associated with the property will convey.

General Operations

This is a rare opportunity to acquire an established lake-area community in a single transaction with both immediate cash flow potential and significant future appreciation. By strategically selling the existing developed lots individually, a new owner has the opportunity to recover a substantial portion of the acquisition basis early while retaining control of the remaining large-scale development acreage for future phases and long-term value creation.

Recent lot sales within the development have averaged approximately $50,000 per lot, creating an attractive near-term revenue opportunity for the next owner.

Existing Lot Sales Potential

Based on a wholesale acquisition basis of approximately $30,000 per lot and recent retail lot sales averaging approximately $50,000 per lot:

- Average Retail Lot Sale Price: $50,000
- Estimated Lot Acquisition Basis: $30,000
- Estimated Gross Profit Per Lot: $20,000

With 70 developed lots in place, the projected gross profit potential from lot sales alone is approximately $1,400,000 before associated expenses and carrying costs.

This structure provides a compelling opportunity for an investor or developer to reduce basis quickly while preserving long-term ownership and development control of the remaining 272+/- acreage.

History

The Lake Cumberland region between Somerset and Monticello is rich in history and deeply connected to Kentucky's cultural heritage. Originally settled in the late 1700s and early 1800s, the area developed around farming, timber, and commerce along the Cumberland River. The region's modern identity was shaped in the 1950s with the construction of Wolf Creek Dam, which created Lake Cumberland—one of the largest man-made lakes east of the Mississippi River.

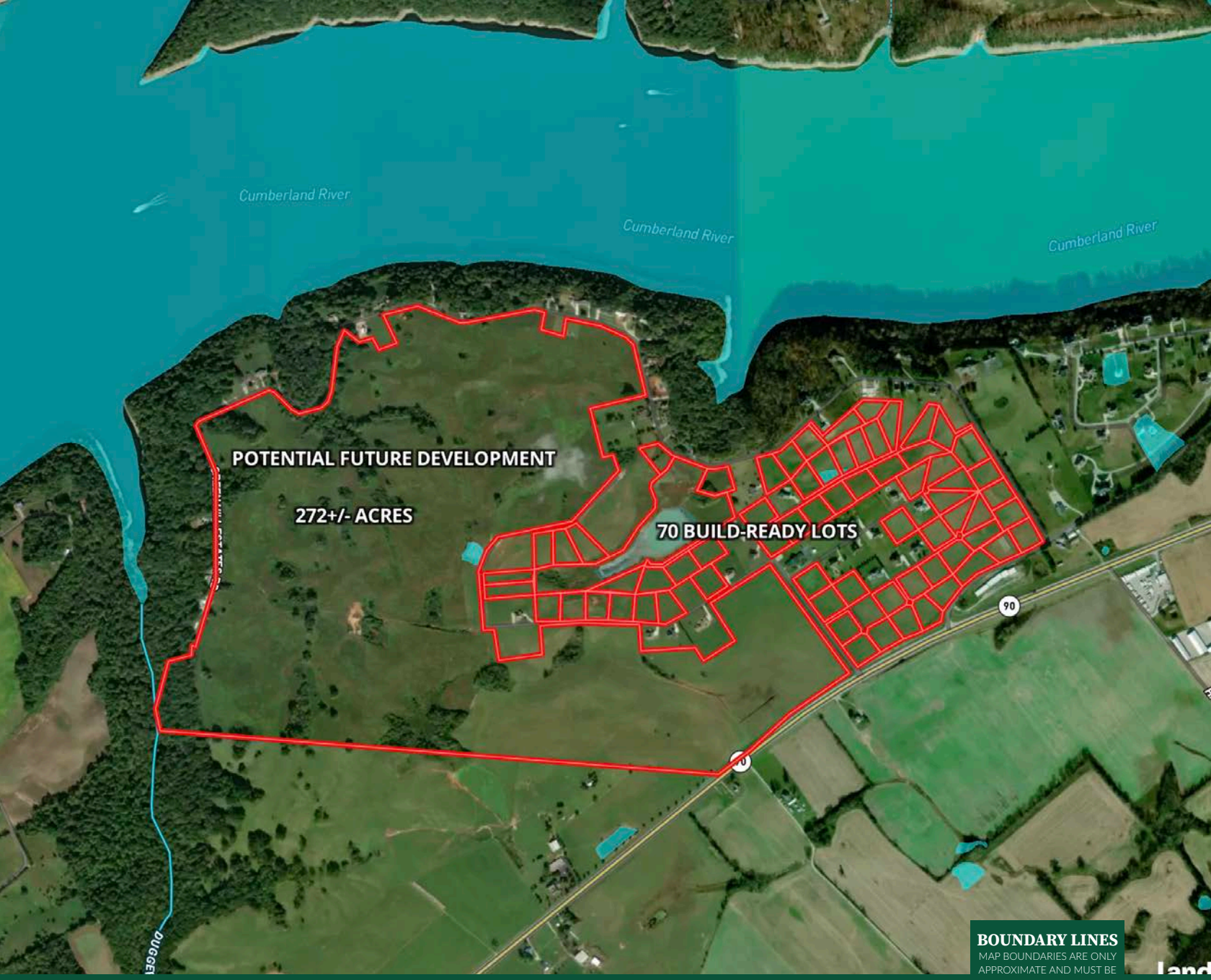
Today, Lake Cumberland is recognized as one of the nation's premier recreational lakes, attracting visitors from across the country for boating, fishing, and outdoor recreation. Despite its popularity as a tourism destination, the surrounding countryside retains much of its historic rural character, with rolling farmland, hardwood forests, small communities, and a strong tradition of outdoor living. The combination of natural beauty, rich history, and easy access to one of Kentucky's most celebrated lakes makes this area a unique and highly desirable place to own property.

Location

Ideally situated in the heart of South Central Kentucky along Highway 90, this property enjoys a highly desirable location between Somerset and Monticello, along the renowned Lake Cumberland. This prime setting offers the perfect balance of privacy, natural beauty, and convenient access to modern amenities. Residents enjoy easy access to marinas, public boat launches, waterfront dining, shopping, healthcare, and everyday services while remaining surrounded by the scenic rolling hills, hardwood forests, and pastoral landscapes that define South Central Kentucky.

Known for its mild four-season climate and exceptional outdoor recreation, the area is a destination for boating, fishing, hiking, hunting, horseback riding, and exploring the region's abundant natural resources. The property's central location provides convenient access to both Somerset's regional shopping, dining, and medical facilities and Monticello's charming small-town atmosphere and gateway to the southern reaches of Lake Cumberland.

This location offers the best of Kentucky living—peaceful countryside, outstanding recreational opportunities, and close proximity to one of the nation's premier freshwater destinations. The combination of accessibility, natural beauty, and year-round outdoor enjoyment makes the Lake Cumberland corridor between Somerset and Monticello one of the most sought-after regions in Kentucky.



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

Boundary

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

Scan to see more testimonials

Hayden Outdoors® Real Estate

The Brand That Sells The *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the ***best*** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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