

Fox Chase Development

411.00 Acres

Wayne County, KY

\$4,500,000



HAYDEN  OUTDOORS.

Fox Chase Development

TOTAL ACRES:

411.00

PRICE:

\$4,500,000

COUNTY:

Wayne County

CLOSEST TOWN:

Monticello, KY



Presented by



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Property Summary

411 acres of prime real estate on Lake Cumberland, Kentucky. Exceptional commercial, retail, and mixed-use development potential. Phase 1 of 5 is complete, including essential infrastructure with water, electric, and power in place. Features thousands of feet of Highway 90 frontage, offering outstanding visibility and access in a high-demand lake market.



Activities & Amenities

Boating/Sailing/Rafting
Borders Public Lands
Commercial Building
Development Potential/ Income Producing/ Rental Property
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Golf Course
Hiking/Climbing
Hotel/B&B/Resort/ Campground/ Lodge/Resort
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, Waterfowl
Mineral Rights
Outbuilding/Barn/Shed/Shop
Recreational Business
Timber/Wooded
Pond/Lake/Water View/Waterfront
State Hunting Unit: Zone 3

Land Details

Address: 21 Clubhouse Drive, Monticello, Kentucky 42633, USA
Total Acres: 411.00 | Deeded Acres: 411.00
Zoning: Residential
Elevation: 500
Topography: Gently Rolling
Vegetation: Pasture Land
Tillable/Crop/Orchard Acres: 350
Timber Land Acres: 15
Pasture Acres: 350
Water & Mineral Rights: Yes
Include Business? Yes
Estimated Taxes: \$2,270 - 2025
Source of lot size: Survey

Building Details

Electricity Provider: KRECC
Gas Provider: TBD | Trash Provider: NA | Water Provider: Bronston
Parking Types: Driveway | Total # of Spaces: 10
Outbuildings: 2 | Types of Outbuildings: Clubhouse
Fence Type: Picket
Cooling Systems: Forced Air Cooling
Appliances: Dishwasher, Refrigerator, Microwave
Flooring: Tile | Siding: Vinyl | Roofing: Asphalt
View: City, Creek, Inlet, Lake, Park, Pond,
Private, Street, Water, Wooded



Land

This expansive development tract spans approximately 411 acres of rolling Kentucky terrain, ideally positioned for growth and long-term value. Located just minutes from Burnside Island Golf Course, boat ramp, and marina, the property offers immediate access to recreation while remaining close to everyday conveniences.

A short drive from Somerset, and accessed by crossing the iconic Burnside Bridge into Bronston, Kentucky, the development sits just over the Pulaski County line in Wayne County, KY. Its location provides both privacy and accessibility, making it well-suited for residential, commercial, or mixed-use development.

The property features a fully functional clubhouse with extensive amenities, including a tennis court, basketball court, exercise area, dining hall, ballroom, and more—already in place to support an active community or event-driven use.

Seventy (70) fully developed lots remain available, averaging approximately one acre per lot. Each lot includes road access and all necessary utilities, allowing for immediate construction of custom homes, retail shops, or commercial buildings. These lots are priced at \$52,000 and up, presenting a strong opportunity for a future owner or developer to recoup nearly two-thirds of their initial investment before beginning development on the remaining 378± acres.

With Phase One complete and all infrastructure already installed, this is a prime development opportunity offering scale, amenities, and significant upside in a growing region of Kentucky. As an added bonus the remaining Phases 2-5 have been surveyed as well. This allows for owners to set up new development plans with ease.





Improvements

Improvements include the following:

- 70 Build ready lots remaining in Phase 1
- 2,500 feet of Highway 90 Road Frontage
- 10,500 feet of Green Hills Estate Road Frontage
- Lake Views
- Larger Custom Surveyed Tracts for potential listings
- Complete Survey
- Clubhouse
- Tennis Court
- Basketball Court
- Dining Area
- Ballroom / Office Space
- Kitchen
- All Utilities for future construction
- 378+/- undeveloped property





Agriculture

This exceptional 378± acre tract of gently rolling pastureland offers both immediate agricultural income and outstanding future development opportunities. Currently utilized for hay production, the property consistently yields an average of 500–600 round bales per season, including both first and second cuttings.

With its open landscape, quality pasture, and expansive layout, the land is ideally suited for cattle operations, equestrian use, or continued hay production. The rolling topography and scenic setting also make it an excellent candidate for residential homesites, retail expansion, or commercial development.

Whether you're looking to expand your agricultural operation, establish a premier horse or cattle property, or invest in land with strong development potential, this versatile acreage offers endless possibilities.

Water/Mineral Rights & Natural Resources

All mineral and waters right associated with this property convey with purchase.

General Operations

Fox Chase Estates is development in the making with Phase 1 complete. 70 lots available, ready to start new construction of single family homes. Hay production averages between 450-500 round bales per year.

Region & Climate

- **Summer:** June through September is warm to hot, with July being the hottest month (average high of). Humidity is high, particularly in July and August. 85-86 degrees
- **Winter:** Short, cold, and wet, with January being the coldest month (average lows around). Snowfall is moderate, with January seeing the highest average accumulation. 27-30 degrees
- **Spring/Autumn:** These transitional seasons are moderate, with temperatures rapidly warming in April and cooling in October.
- **Precipitation:** Rainfall is relatively consistent, though winter and spring months are often wet.





History

The original town of Burnside, KY was located along the Cumberland River and was a prospering town for lumber and train stations. With the river it was very easy to transport lumber, so there were many lumber mills that were in the valley along the river. There were many large bridges that went over the river that the many trains would travel on 24/7. However, there was a need for more power and people wanted recreation areas, so the state decided to build the Wolf Creek Dam this would cause the Cumberland River to back up and form the Lake Cumberland. With the construction of this new dam the residents of Old Burnside knew that they would have to leave their homes and businesses and either move to another town or move to the new Burnside which was built on a nearby bluff (which is where the 4 historical homes are located). Many residents left because they were paid money to leave, but some didn't want to leave and didn't want the money the state was giving to them, but they were eventually pushed out.

Before the dam was fully completed, they had to demolish all of the homes, businesses, and bridges. However, even today you can still see remnants of the tunnels and roads that were once part of a prosperous and thriving town. When they demolished the bridges, and the lake was formed there was no way for the residents of Burnside to get to the other side of lake without getting on a boat that was very small and was not ideal for the waves that Lake Cumberland produced.[3] They finally built many bridges over the lake for trains and cars to travel on instead of forcing people to go around the lake.

Location

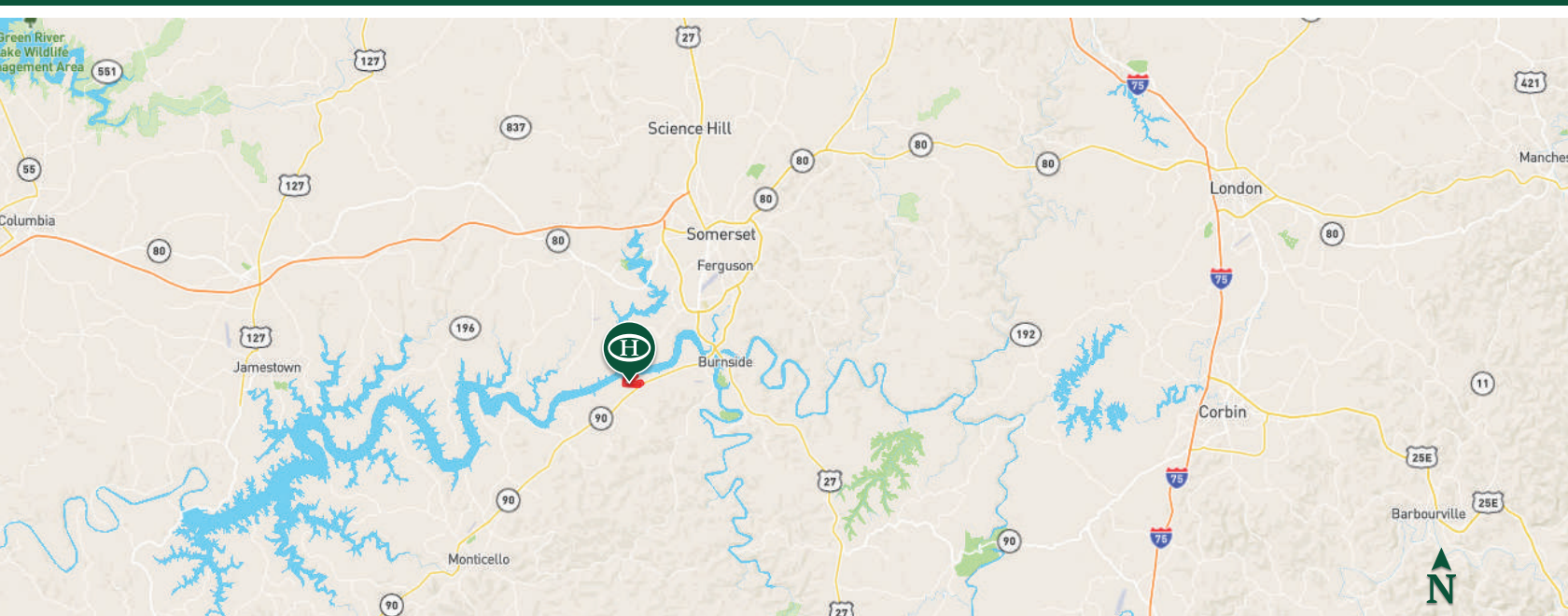
Located 8 miles Southwest of Somerset, KY and 15 miles East of Monticello along and bordering highway 90.





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

- Boundary
- A1 Cabin
- BLM
- Fish & Wildlife



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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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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