

Fox Chase Estate Lots

70 Acres

Wayne County, KY

\$1,975,000



HAYDEN  OUTDOORS.

Fox Chase Estate Lots

TOTAL ACRES:

70

PRICE:

\$1,975,000

COUNTY:

Wayne County

CLOSEST TOWN:

Monticello, KY

Presented by



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HAYDEN OUTDOORS[®]
REAL ESTATE





Property Summary

Welcome to Fox Chase Estate, a premier Lake Cumberland area development offering an exceptional turnkey residential investment with immediate revenue potential and substantial long-term upside. This property includes 70+/- fully developed, shovel-ready lots averaging approximately one acre in size, complete with road infrastructure and utilities already in place.



Activities & Amenities

Development Potential
Income Producing
Outbuilding/Barn/Shed/Shop
Pond/Lake
Water View
Waterfront

Land Details

Address: 01 Clubhouse Drive,
Monticello, Kentucky 42633, USA
Subdivision: Fox Chase Estates
Closest Town: Monticello
Total Acres: 70.00
Deeded Acres: 70.00
Zoning: Res
Topography: Level
Vegetation: Pasture
Pasture Acres: 70
Include Business?: Yes
Estimated Taxes: \$2,000 - 2025
Source of lot size: Survey

Building Details

Basement: None
Other Improvements: Clubhouse
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Appliances: Dishwasher,
Refrigerator, Microwave, Oven
Flooring: Tile, Vinyl
Siding: Vinyl
Roofing: Asphalt
View: Private, Scenic



Land

70+/- acres

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.

70+/- build-ready lots with infrastructure including paved roads, utilities and clubhouse in place.

Please note that the contiguous 272+/- acres are also available for sale. This area is ideally positioned with an abundance of paved county road frontage and access to utilities, for future development if desired.





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 utilities installed
- City water and electric service throughout the developed phase
- Established road systems and access infrastructure
- Approximately 2,500 feet of Highway 90 frontage for potential commercial development consideration



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.



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 acreage.





Region & Climate

The Lake Cumberland region offers a well-balanced, four-season climate that supports year-round recreation, residential appeal, and long-term livability.

Summer (June–September): Summers are warm to hot, with July as the peak month, featuring average high temperatures of approximately 85–86°F. While humidity levels rise during July and August, the proximity to Lake Cumberland provides a natural cooling effect and enhances the area's strong seasonal tourism appeal.

Winter (December–February): Winters are relatively short, with cool to cold conditions. January typically sees average lows ranging from 27–30°F. Snowfall is moderate and seasonal, contributing to the region's scenic winter landscape without severely impacting accessibility.

Spring & Fall: These transitional seasons are particularly attractive, offering mild temperatures and vibrant natural beauty. Spring brings rapid warming and lush greenery, while autumn delivers crisp air and striking foliage—both highly desirable for residential living and tourism activity.

Precipitation: Rainfall is evenly distributed throughout the year, with slightly wetter conditions in late winter and spring. This consistent precipitation supports healthy vegetation, agricultural productivity, and the region's rolling, picturesque terrain.





History

This era of growth ultimately gave way to a pivotal moment in regional development—the construction of Wolf Creek Dam. Designed to generate hydroelectric power and create a major recreational resource, the dam project led to the formation of Lake Cumberland.

In the years following the lake's creation, modern bridges were constructed to reconnect the region and significantly improve accessibility. Today, Lake Cumberland stands as both a historical landmark and a cornerstone of the region's identity—supporting recreation, tourism, and economic growth.

Location

Conveniently located in south-central Kentucky, the property sits along and borders Highway 90, providing excellent regional connectivity.

Approximately 8 miles southwest of Somerset, Kentucky

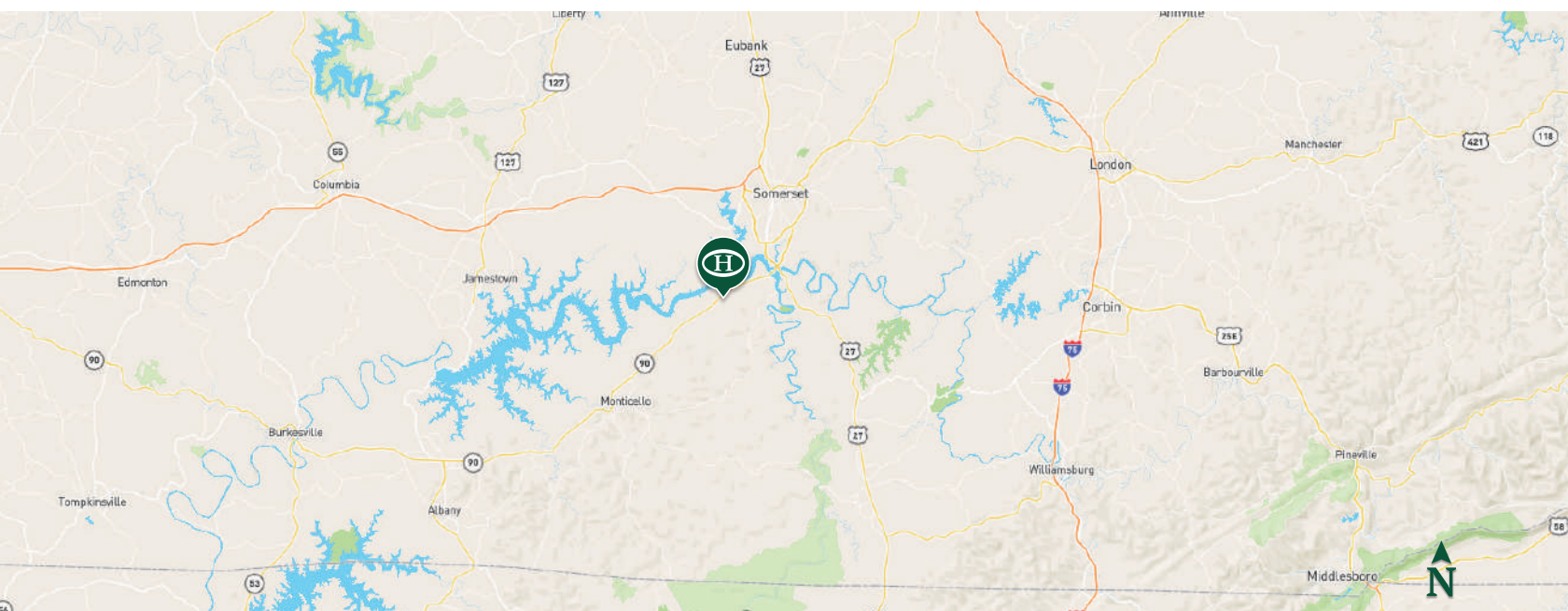
Approximately 15 miles east of Monticello, Kentucky

This location places the property within close proximity to key commercial hubs, while maintaining immediate access to Lake Cumberland and its surrounding recreational amenities—making it ideal for residential, commercial, or mixed-use development.



 Boundary

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





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 Fair 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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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 1990s, 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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