

Kentucky Property Comparison

Comparable listings assembled for lender and buyer review

This report compares four currently marketed Kentucky land listings using publicly available listing information. It is designed to present the properties in a clean, neutral, finance-ready format with consistent pricing, acreage, and feature summaries.

Property	County	Acres	Price	Price / Acre	Primary Positioning
0 Bull Creek Rd	Perry County	4,355	\$6,986,000	\$1,604	Large-scale income-producing timber and mineral tract
21 Clubhouse Drive	Wayne County	411	\$4,500,000	\$10,949	Lake Cumberland development tract with infrastructure
North Bend Rd. WP Lot# 005	Powell County	528.1	\$2,925,000	\$5,539	Mountain retreat acreage near Red River Gorge
Taylor Mine Road, Lot# WP000	Ohio County	1,300	\$3,900,000	\$3,000	Large contiguous timber and hunting tract

At-a-glance observations

- The largest listing in the set is Perry County at 4,355 acres.
- The highest nominal asking price in the set is Perry County at \$6,986,000.
- The highest asking price per acre in the set is Wayne County at about \$10,949 per acre.
- The lowest asking price per acre in the set is Perry County at about \$1,604 per acre.

Source note: pricing, acreage, and feature descriptions reflect public listing pages and may change without notice.

0 Bull Creek Rd

Cornettsville, KY 41731 - Perry County



Asking price	\$6,986,000
Acreage	4,355 acres
Price per acre	\$1,604
Type	Timberland / Commercial / Hunting
Market positioning	Large-scale income-producing timber and mineral tract

Summary

4,355 acres in Eastern Kentucky with 29 active oil and gas wells, proposed additional wells, timber income, and significant reported coal potential. The listing highlights mountain streams, reclaimed land, scenic terrain, and access roads supporting both resource management and recreation.

Key listed features

- 29 active oil and gas wells already producing
- Predominantly timberland with reported annual timber income
- Scenic mountain terrain with streams, springs, caves, and rock outcroppings
- Potential recreational leasing and hunting use in the elk restoration zone

Source: LandWatch / Zillow listing pages

<https://www.landwatch.com/perry-county-kentucky-timberland-property-for-sale/pid/423546047>

21 Clubhouse Drive

Monticello, KY 42633 - Wayne County



Asking price	\$4,500,000
Acreage	411 acres
Price per acre	\$10,949
Type	Commercial / Lakefront / Waterfront
Market positioning	Lake Cumberland development tract with infrastructure in place

Summary

411 acres positioned for commercial, retail, residential, or mixed-use development near Lake Cumberland. The listing notes Phase 1 infrastructure completion, substantial Highway 90 frontage, build-ready lots, clubhouse amenities, and proximity to marina and recreation.

Key listed features

- Prime Lake Cumberland setting with development emphasis
- Highway frontage and visibility
- Phase 1 infrastructure reportedly complete
- Clubhouse and recreational amenities already on site

Source: LandWatch / Brevitas listing pages
<https://www.landwatch.com/wayne-county-kentucky-commercial-property-for-sale/pid/425912015>

North Bend Rd. WP Lot# 005

Stanton, KY 40380 - Powell County



Asking price	\$2,925,000
Acreage	528.1 acres
Price per acre	\$5,539
Type	Recreational / Undeveloped
Market positioning	Mountain retreat acreage near Red River Gorge

Summary

528.1 acres with dramatic rock cliffs, spring-fed streams, privacy, walking trails, and a lodge/guesthouse setup. The listing emphasizes natural beauty, proximity to Stanton and Red River Gorge, utility availability, and a mix of forest and open field habitat.

Key listed features

- Near Red River Gorge with strong recreation appeal
- 1.5 miles of water originating on the property
- Lodge and matching guest houses with solar and backup power
- Extensive forest cover, cliffs, valleys, and trail network

Source: LandWatch / Land.com listing pages
<https://www.landwatch.com/powell-county-kentucky-recreational-property-for-sale/pid/422292480>

Taylor Mine Road, Lot#WP001

Beaver Dam, KY 42320 - Ohio County



Asking price	\$3,900,000
Acreage	1,300 acres
Price per acre	\$3,000
Type	Farms / Ranches / Recreational
Market positioning	Large contiguous timber and hunting tract

Summary

1,300 acres marketed for both timber value and premier recreational use. The listing highlights more than 1,100 contiguous acres, multiple access points, interior trail systems, wildlife habitat, and trophy-whitetail positioning.

Key listed features

- Large contiguous acreage with broad access
- Recent timber cruise referenced in the listing
- Trail system for management and recreation
- Strong hunting and habitat profile

Source: Land.com / LandWatch listing pages
<https://www.land.com/property/1300-acres-in-ohio-county-kentucky/22999835/>

Source Listings

0 Bull Creek Rd - Perry County

<https://www.landwatch.com/perry-county-kentucky-timberland-property-for-sale/pid/423546047>

21 Clubhouse Drive - Wayne County

<https://www.landwatch.com/wayne-county-kentucky-commercial-property-for-sale/pid/425912015>

North Bend Rd. WP Lot# 005 - Powell County

<https://www.landwatch.com/powell-county-kentucky-recreational-property-for-sale/pid/422292480>

Taylor Mine Road, Lot#WP001 - Ohio County

<https://www.land.com/property/1300-acres-in-ohio-county-kentucky/22999835/>

Prepared from public listing pages for side-by-side comparison. Buyers and lenders should verify all acreage, price, utilities, minerals, timber, improvements, and income claims directly with the listing brokers and supporting due-diligence materials.