



WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

Bluegrass Home Group

2357 Huguenard Dr STE 200 | Lexington, KY 40503
859-407-0230

1895 Bales Creek Rd, Manchester, KY 40962

\$55,000.00



Two terrific house sites on this beautiful parcel on the edge of Manchester! Upper house site has commanding views in multiple directions. Lower site has electricity and water available. Property was recently timbered on a select-cut basis so many desirable young hardwoods remain. Tons of deer traffic. Access to literally thousands of miles of 4-wheel trails. Legacy gas well available, capacity to be determined by the buyer. Room for shop/storage building.

Property Highlights

Acreage: 44.39

Closest Town: Manchester

Access: County road

Topography: Hilly, wooded

Wildlife: Deer, turkey, bobcat, black bear

Utilities: Electricity and Water

Development Potential
Recreation/residential

The information above is from sources deemed reliable, but no warranty or representation is as to its accuracy by the Seller and WCR Land Brokers Marketing Network, LLC (WCR LBMN) and affiliated Brokers. Seller and WCR LBMN expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2026 All Rights Reserved

Brett Franklin
Bluegrass Home Group
859-407-0230