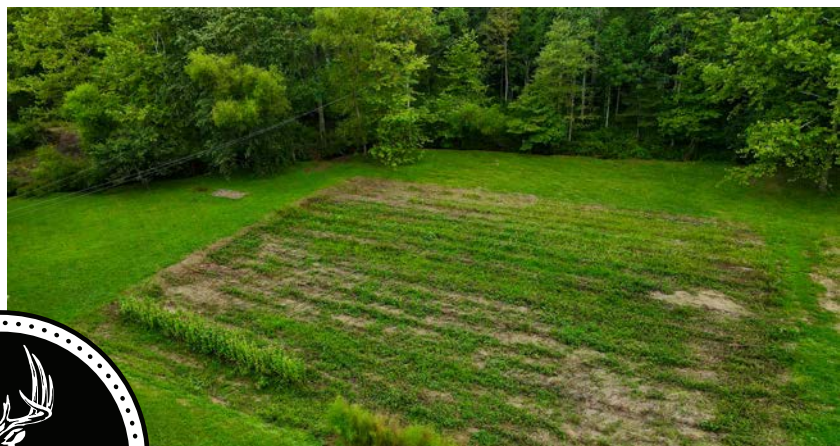
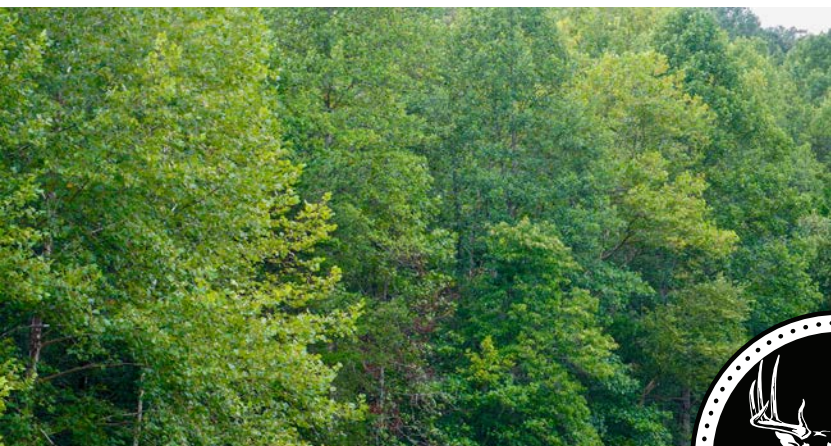


MIDWEST LAND GROUP PRESENTS

65 ACRES

CARTER COUNTY, KY

89 GUM BRANCH ROAD, HITCHINS, KENTUCKY 41146



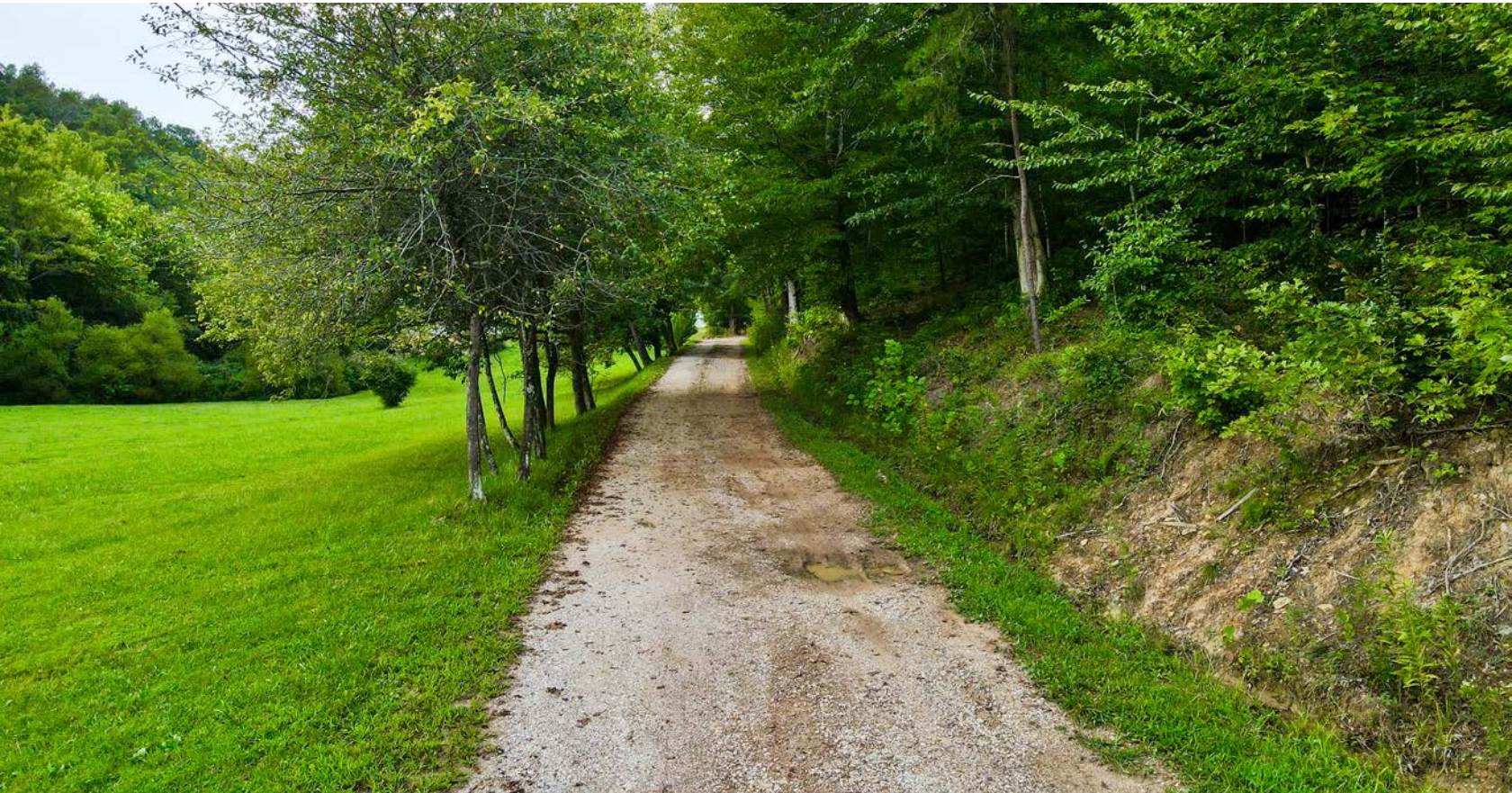
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY HOME ON 65 +/- ACRES

Enjoy peaceful country living on 65 beautiful acres! This spacious country home offers 4 bedrooms, 3 baths, plus 2 additional bonus rooms and a bonus bathroom, providing plenty of flexible space for family, guests, or a home office. The property features a great pond, creek, open pasture ideal for horses or a huge garden,

and enough acreage to hunt right on your own land. Additional features include an indoor workshop, root cellar, and radiant heating. A wonderful opportunity for those looking for privacy, space, recreation, and a quiet country setting.



PROPERTY FEATURES

COUNTY: **CARTER** | STATE: **KENTUCKY** | ACRES: **65**

- Large home
- 65 +/- acres
- Room for horses
- 6 bedrooms and 4 baths
- Large indoor workshop
- Custom cabinets
- Pond
- Peaceful setting
- Radiant heating
- Large kitchen

LARGE HOME

This spacious country home offers 4 bedrooms, 3 baths, plus 2 additional bonus rooms and a bonus bathroom, providing plenty of flexible space for family, guests, or a home office.



65 +/- ACRES

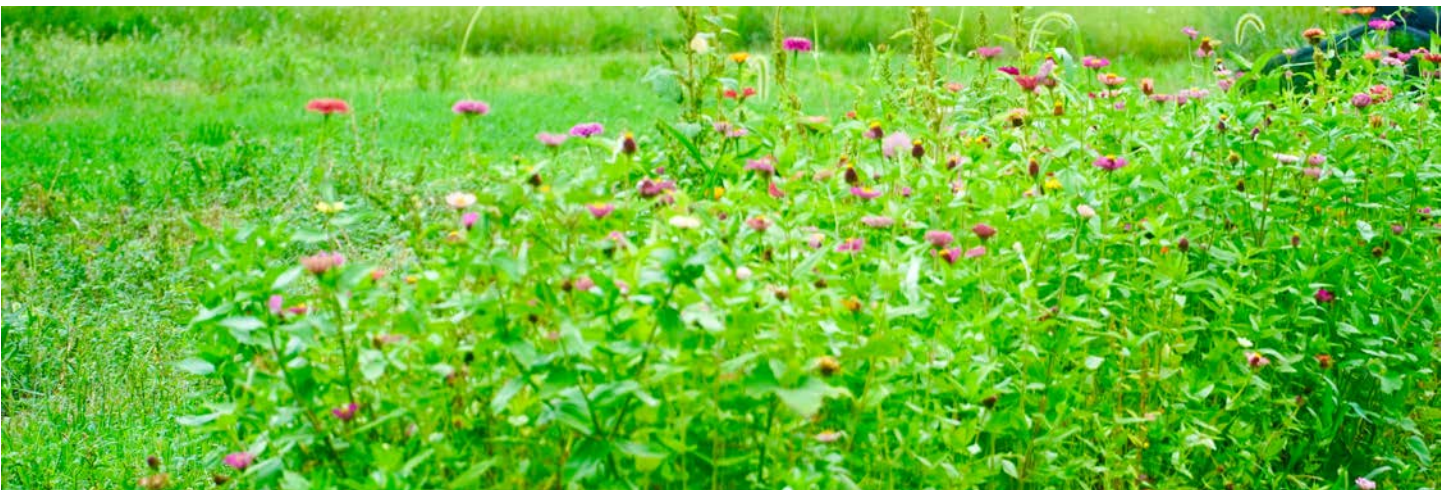
The property features a great pond, creek, open pasture ideal for horses or a huge garden, and enough acreage to hunt right on your own land.



POND



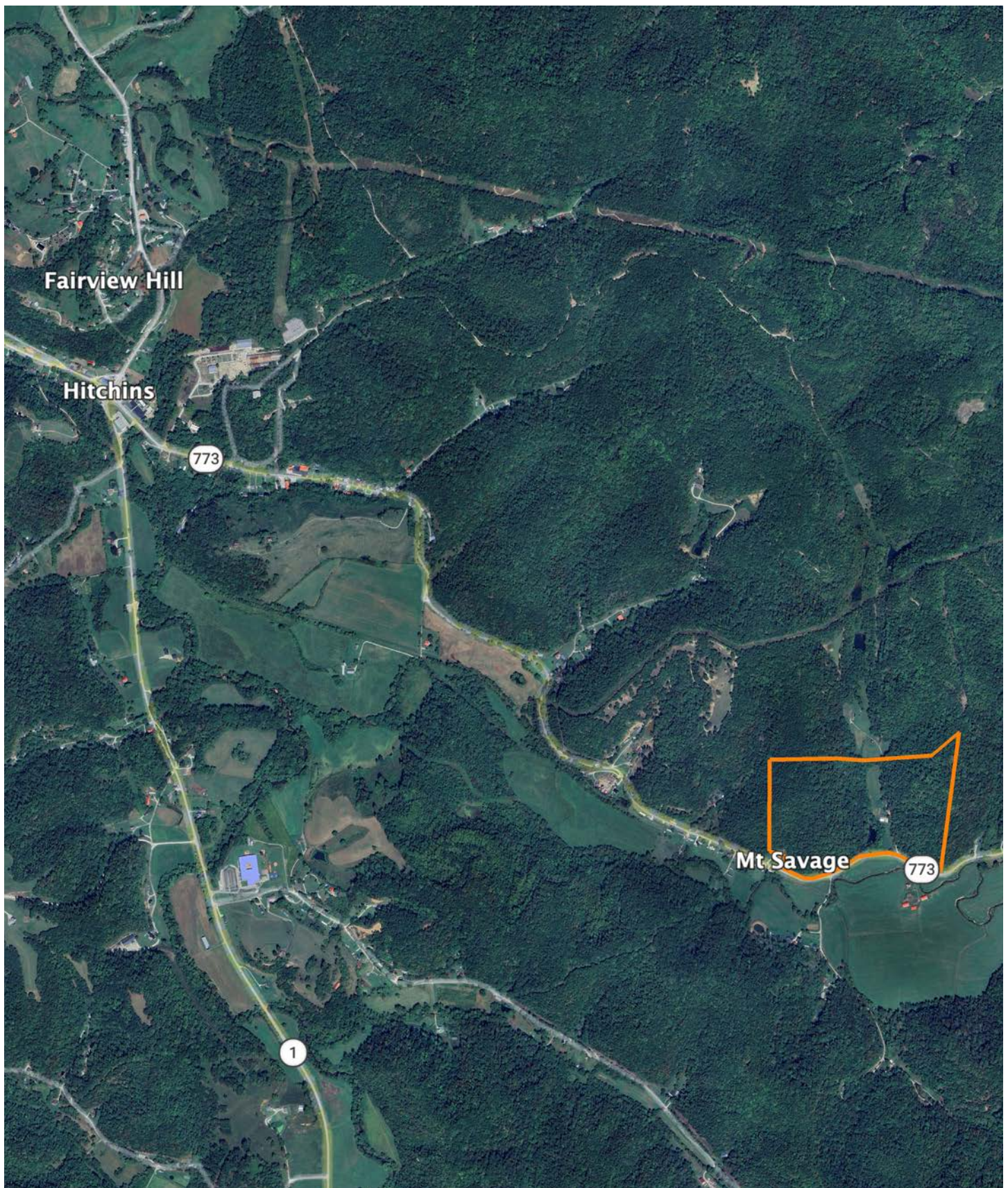
PEACEFUL SETTING



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Born in Elmira, New York and raised in the rural landscapes of Pennsylvania, Scott Friends developed a deep appreciation for the outdoors at an early age. Much of his childhood was spent hunting, fishing, and enjoying the woods and waterways that shaped his passion for rural living and land ownership. Today, Scott proudly calls Sandy Hook, Kentucky home. He is the proud father of Elizabeth, a graduate of the University of Louisville, and Zack, a graduate of the University of Kentucky. When he isn't assisting clients, Scott enjoys spending time outdoors and working to improve and manage his own property.

Scott brings a lifetime of hands-on land experience along with a professional background built on leadership, negotiation, and managing large transactions through a successful career in the automotive industry. Having personally bought, sold, and even repurchased properties over the years, Scott understands firsthand the emotions, excitement, and challenges that come with land ownership. His personal experience as both a buyer and seller gives him a unique ability to guide clients confidently through every stage of the process.

An avid outdoorsman, Scott is passionate about improving land through food plots, timber management, and habitat enhancements that maximize both recreational enjoyment and long-term value. He believes in putting boots on the ground and truly learning every property he represents, allowing him to better serve both buyers and sellers. Whether helping clients market a property or find their dream farm, Scott is committed to building lasting relationships and helping others achieve their land ownership goals across Kentucky.



SCOTT FRIENDS, LAND AGENT
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MidwestLandGroup.com

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