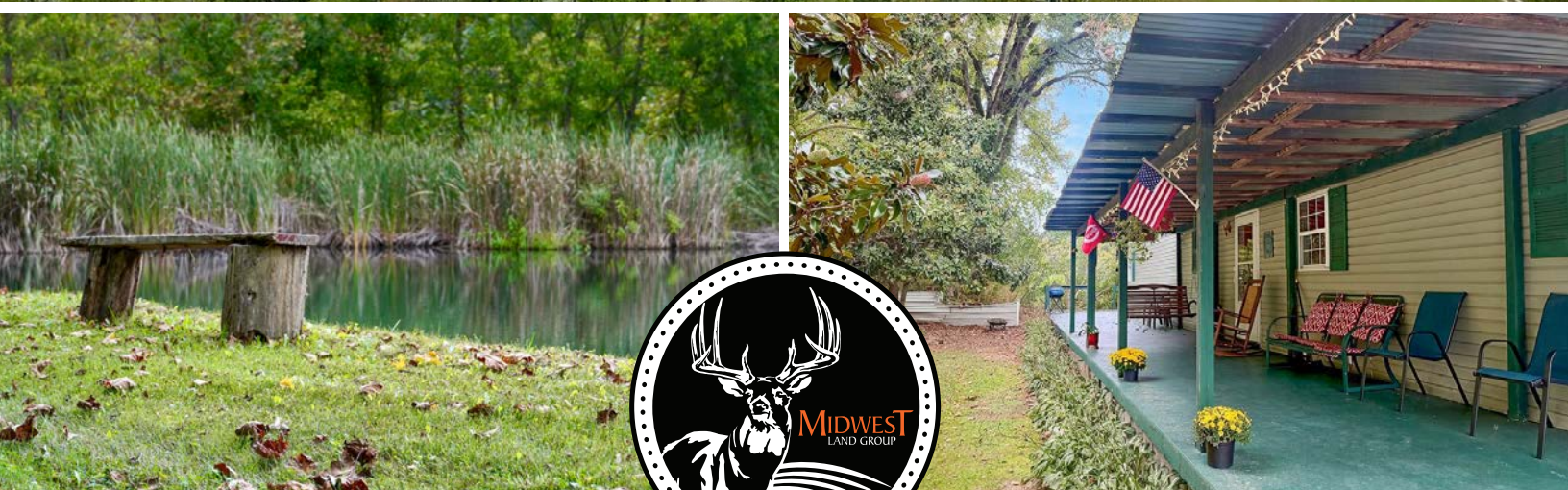


MIDWEST LAND GROUP PRESENTS

33 ACRES IN

LEE COUNTY KENTUCKY



HIGHWAY 708 NORTH, BEATTYVILLE, KENTUCKY 41311

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAR CREEK MOUNTAIN GETAWAY- 33 ACRES WITH STOCKED LAKE & PASSIVE INCOME

The road into the mountains of Lee County has a way of slowing you down, and 520 Highway 708 North is worth slowing down for. Pasture opens around a four-bedroom home, a stocked lake sits ringed in cattails, Bear Creek winds through the bottomland, and behind it all a mountainside of conifer and hardwood climbs toward the ridge. This is a private getaway, an income-producing property, and an investment opportunity in one of the fastest-growing tourism corridors in eastern Kentucky.

The 1 acre lake once operated as a pay lake and remains stocked with catfish, bass, and crappie. Cattails line the entire shoreline, while benches and mowed strips open the water from every angle, so you can fish wherever the evening light falls best. A new owner could reopen it to the public as a pay lake once again or keep it as a private fishing retreat.

650 yards of Bear Creek run east to west through the bottomland, shaded by groves of walnut, sycamore, and tulip poplar. Across the water, cliffs of 10 to 20 feet rise from the creek's edge and draw the eye up the mountain. When the hardwoods turn in the fall, this is as striking a setting as you will find in this part of the state. Most of the acreage climbs the mountain through extensive conifer stands, mature groves, and oaks, with deer trails worn throughout. Overgrown wildlife pastures give a hunter natural openings and access points to build around, and the timber holds future investment value.

The property also earns while you own it. A natural gas lease was established within the last five years as gas development continues in the area, and the next owner will share that lease income on a one-half split with the current seller.



The home offers approximately 2,352 square feet with 4 bedrooms and 3 bathrooms. Two entrances off the driveway make it easy to host family, guests, or renters. A front porch faces the road, and a side porch with a grill is set up for evenings outdoors. Beside the house, a concrete parking pad sits for parking. Also, a 45'x30' detached garage and barn is on the premises. The home is in livable condition and will reward a buyer willing to put in some work. With most short-term rentals near the Gorge limited to 1 and 2 bedroom cabins, a home with room for a full family also offers a rental option worth considering.

The location keeps it all within easy reach. The Red River Gorge, one of the most visited outdoor destinations in the eastern United States, is 27 minutes away, and Beattyville is just 13 minutes down the road. Irvine is 45 minutes away, Winchester 1 hour, Richmond 1 hour and 10 minutes, and Lexington an hour and a half.

Fishing water, live creek, mountain timber, a home with room for everyone, and income from the ground. This mountain estate in central eastern Kentucky is waiting on its next rightful owner. Call today and come walk it.



PROPERTY FEATURES

COUNTY: **LEE** | STATE: **KENTUCKY** | ACRES: **33**

- Mountainside getaway in the Red River Gorge region
- Natural gas lease income, half split with seller
- Stocked 1 acre historic pay lake
- Catfish, bass, and crappie
- Cattail shoreline with benches and mowed access
- 650 yards of Bear Creek through the bottomland
- Walnut, sycamore, and tulip poplar groves along the creek
- 10 to 20 foot cliffs rising from the creek
- Diverse hardwood mountainside
- Deer trails and overgrown wildlife pastures throughout
- Approx. 2,352 sq. ft. home, 4 bedrooms, 3 baths
- Two entrances for family, guests, or renters
- Front porch and side porch with grill
- 45'x30' detached garage/barn
- Short-term rental potential near the Red River Gorge

2,352 SQ. FT. HOME

The home is in livable condition and will reward a buyer willing to put in some work. With most short-term rentals near the Gorge limited to 1 and 2 bedroom cabins, a home with room for a full family also offers a rental option worth considering.



650 YARDS OF BEAR CREEK

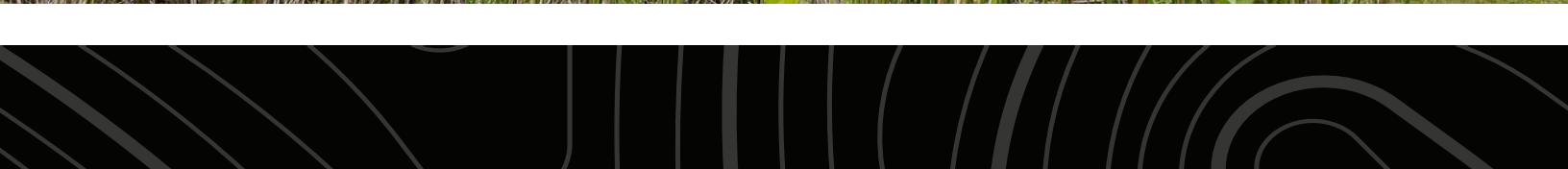
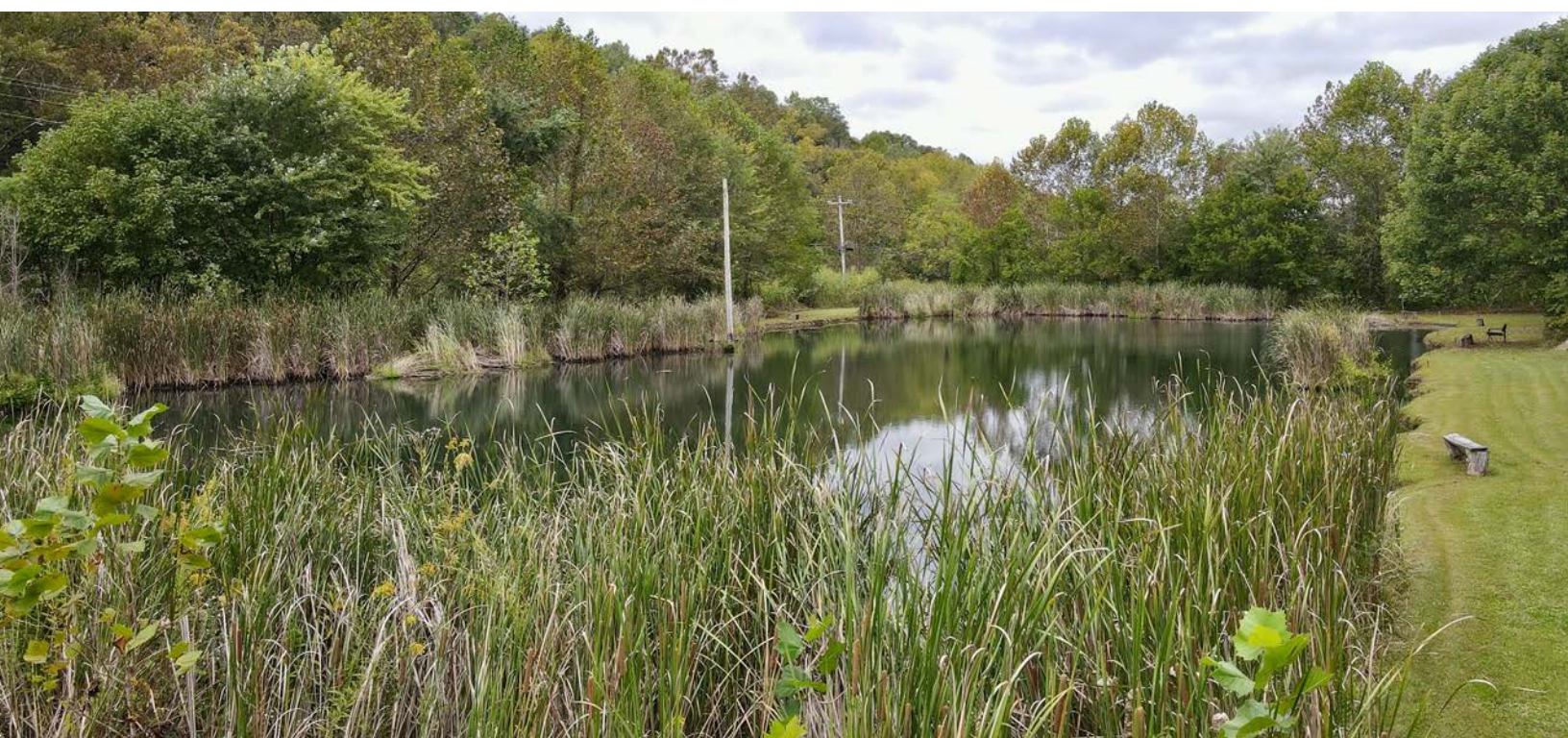


MOUNTAIN TIMBER



STOCKED 1 ACRE HISTORIC PAY LAKE

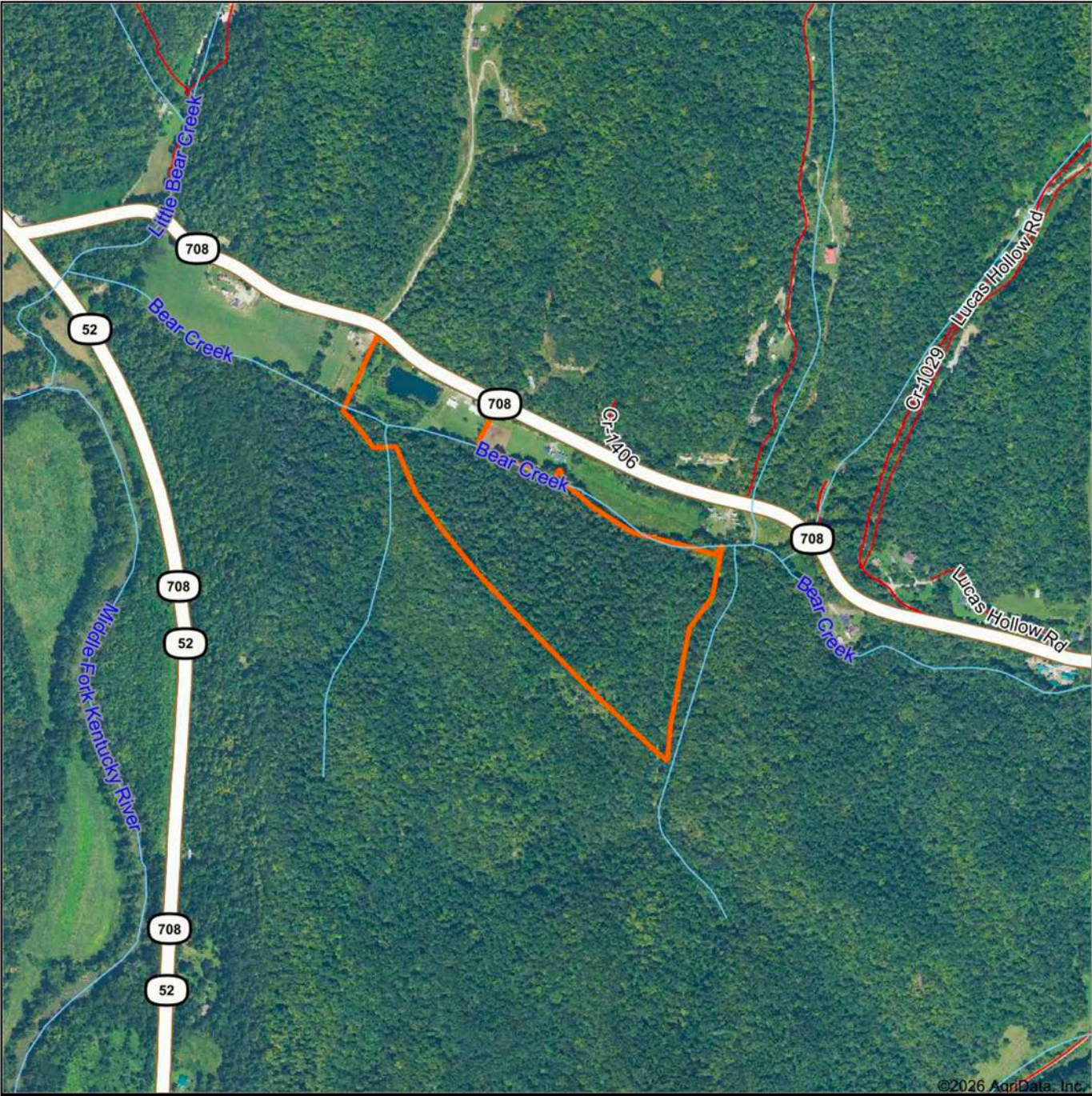
The 1 acre lake once operated as a pay lake and remains stocked with catfish, bass, and crappie. Cattails line the entire shoreline, while benches and mowed strips open the water from every angle, so you can fish wherever the evening light falls best. A new owner could reopen it to the public as a pay lake once again or keep it as a private fishing retreat.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 37° 34' 42.38, -83° 35' 28.16

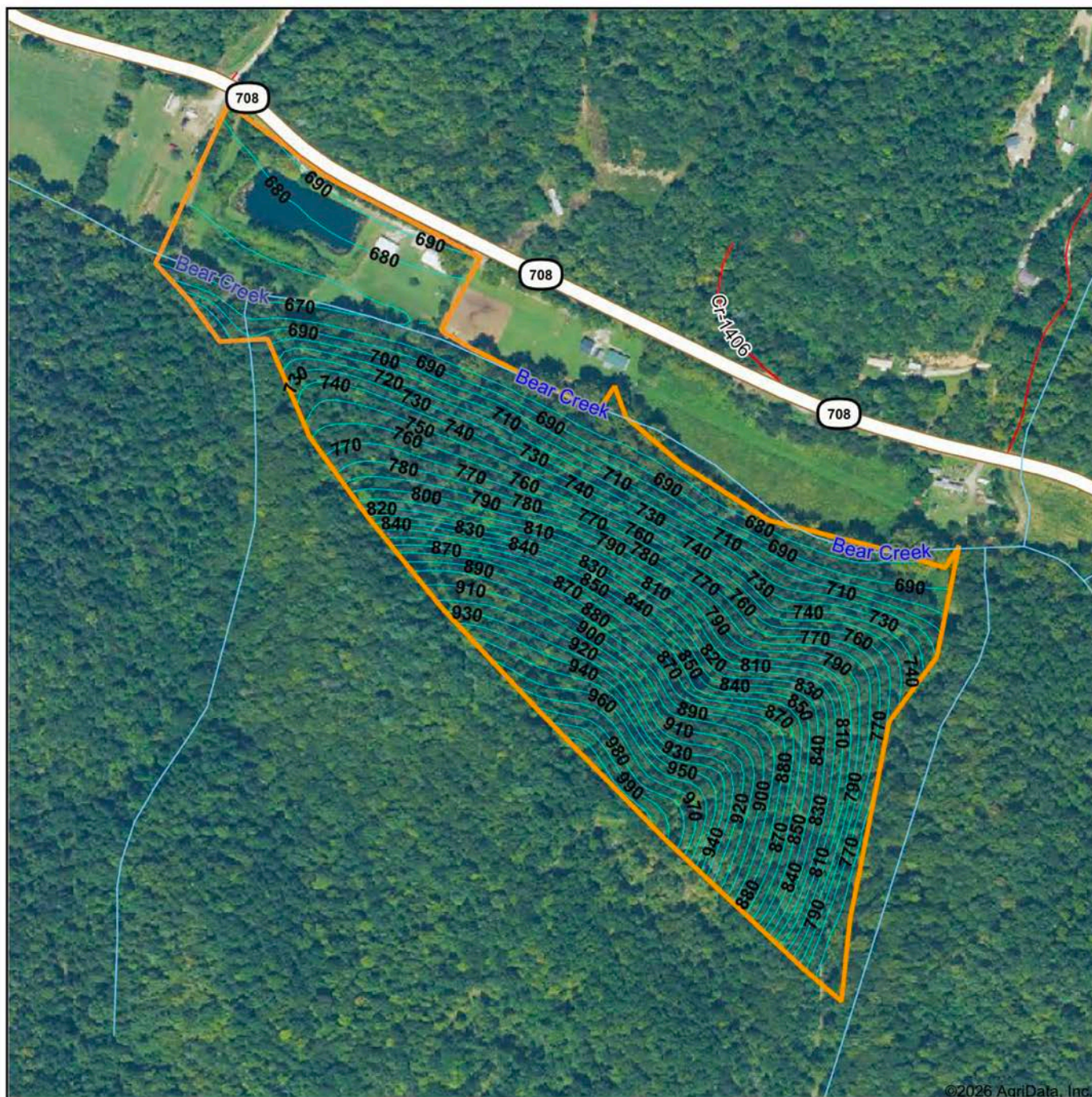


Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Lee County
Kentucky

10/5/2026

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 665.0

Max: 1,004.1

Range: 339.1

Average: 787.2

Standard Deviation: 94.16 ft

0ft 380ft 760ft

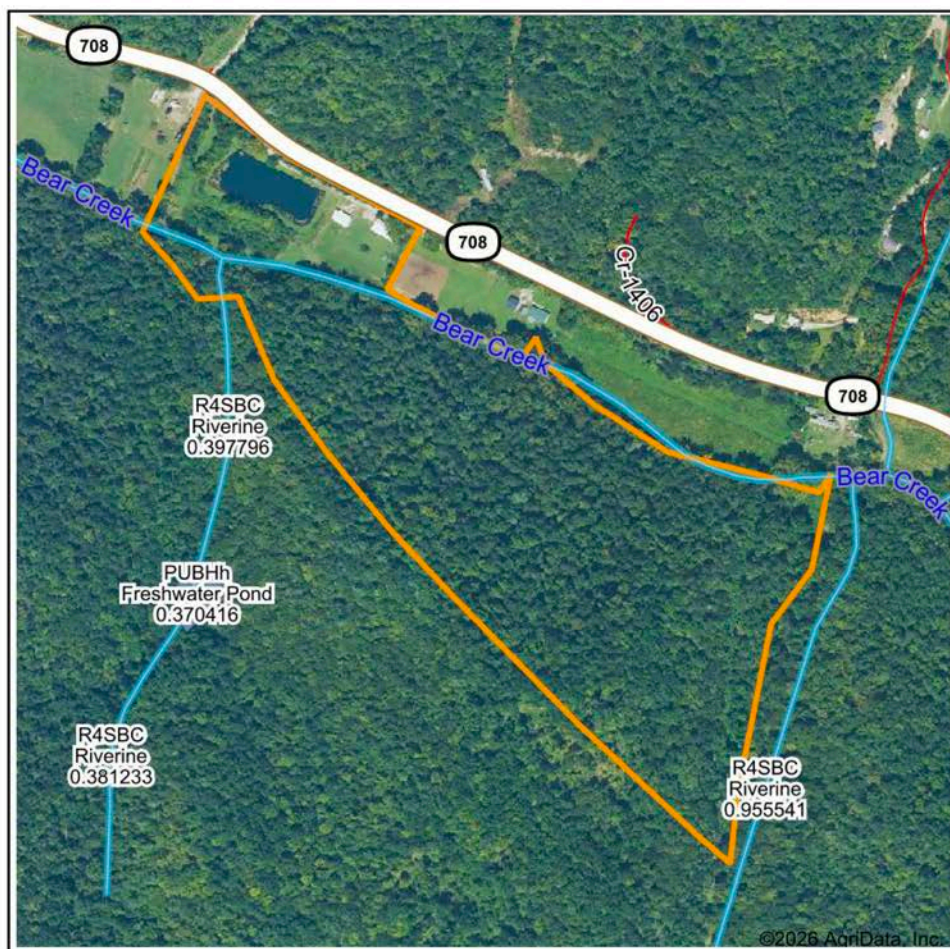


10/5/2026

Lee County
Kentucky

Boundary Center: 37° 34' 42.38, -83° 35' 28.16

WETLANDS MAP



State: **Kentucky**
 Location: 37° 34' 42.38, -83° 35'
 County: **Lee**
 Township: **St. Helens**
 Date: **10/5/2026**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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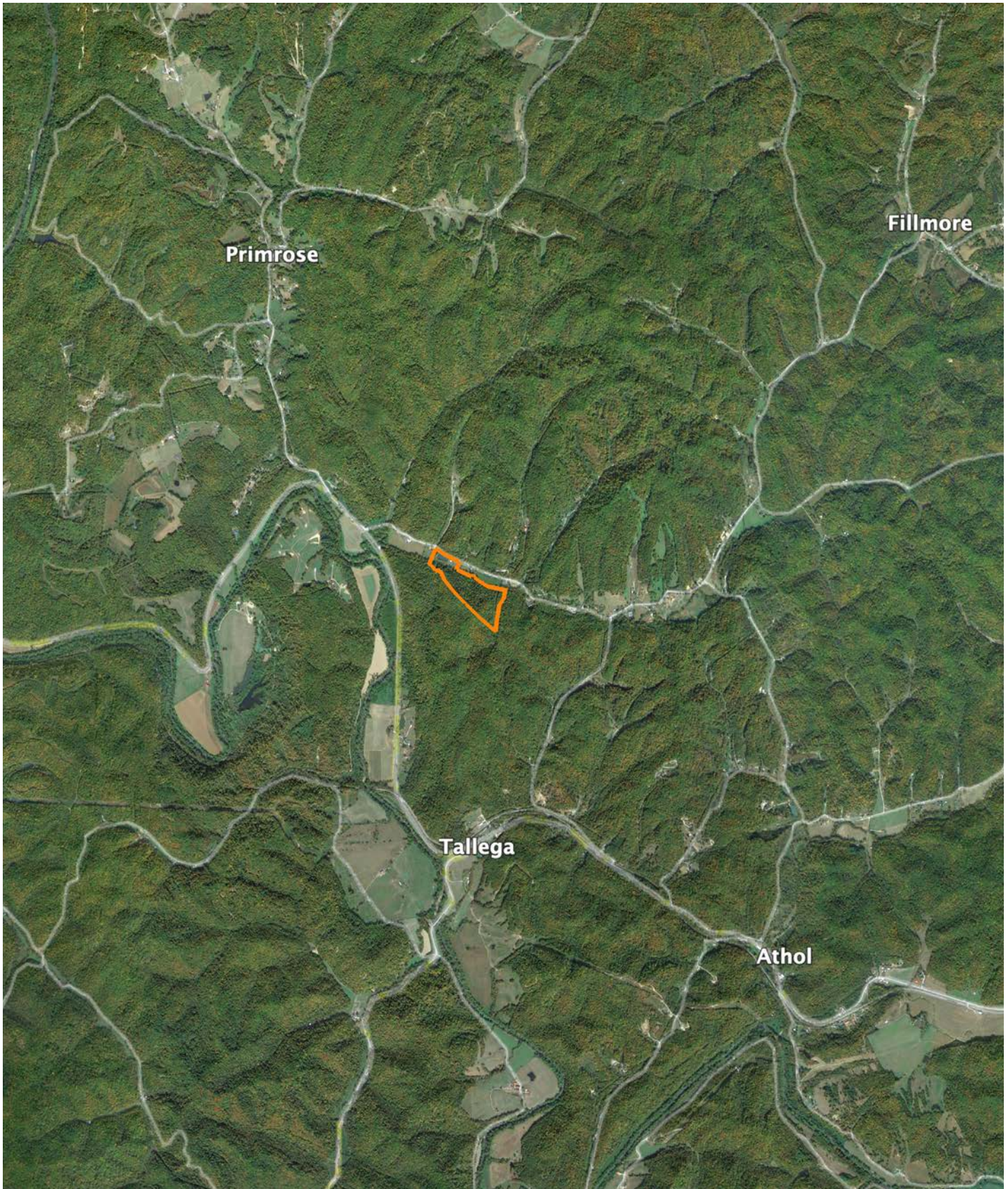


0ft 553ft 1106ft

Classification Code	Type	Acres
R5UBH	Riverine	0.80
R4SBC	Riverine	0.05
Total Acres		0.85

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



AGENT CONTACT

Born and raised in Indiana and now residing in Georgetown, Kentucky, Marcus Goodpaster has built his life around faith, stewardship, and a deep appreciation for the land. He combines a lifelong passion for the outdoors with a strong business background to help landowners confidently navigate the buying and selling process.

Marcus earned dual bachelor's degrees in Business Administration and Spanish from Hanover College, where he was named the 2023 HCAC Pitcher of the Year and later selected as the 2024 graduating class speaker. He also completed an Executive MBA in Entrepreneurship and Innovation through Butler University. His professional experience spans financial services, wildlife habitat consulting, property analysis, and land sales, giving him a unique perspective on both the recreational and investment value of rural properties.

A dedicated outdoorsman, Marcus has spent years hunting, managing habitat, and improving rural properties throughout Indiana and Kentucky. He has developed and implemented multi-year wildlife management plans, managed more than 1,000 acres with profitability and conservation in mind, and earned certification in Pond and Lake Habitat Management through BWO Outdoors. His firsthand experience with hunting, agriculture, habitat improvement, and rural land ownership allows him to recognize value and potential that many agents overlook.

Guided by his faith and grounded in integrity, he approaches every client relationship with honesty, hard work, and genuine care. Whether helping a family sell a generational farm, marketing a premier hunting property, or assisting a buyer in finding the right investment, Marcus is dedicated to delivering exceptional results and building relationships that last long after the closing table. If you're considering buying or selling land in Kentucky or Indiana, Marcus would welcome the opportunity to put his knowledge, passion, and commitment to work for you.



MARCUS GOODPASTER,
LAND AGENT

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MidwestLandGroup.com

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