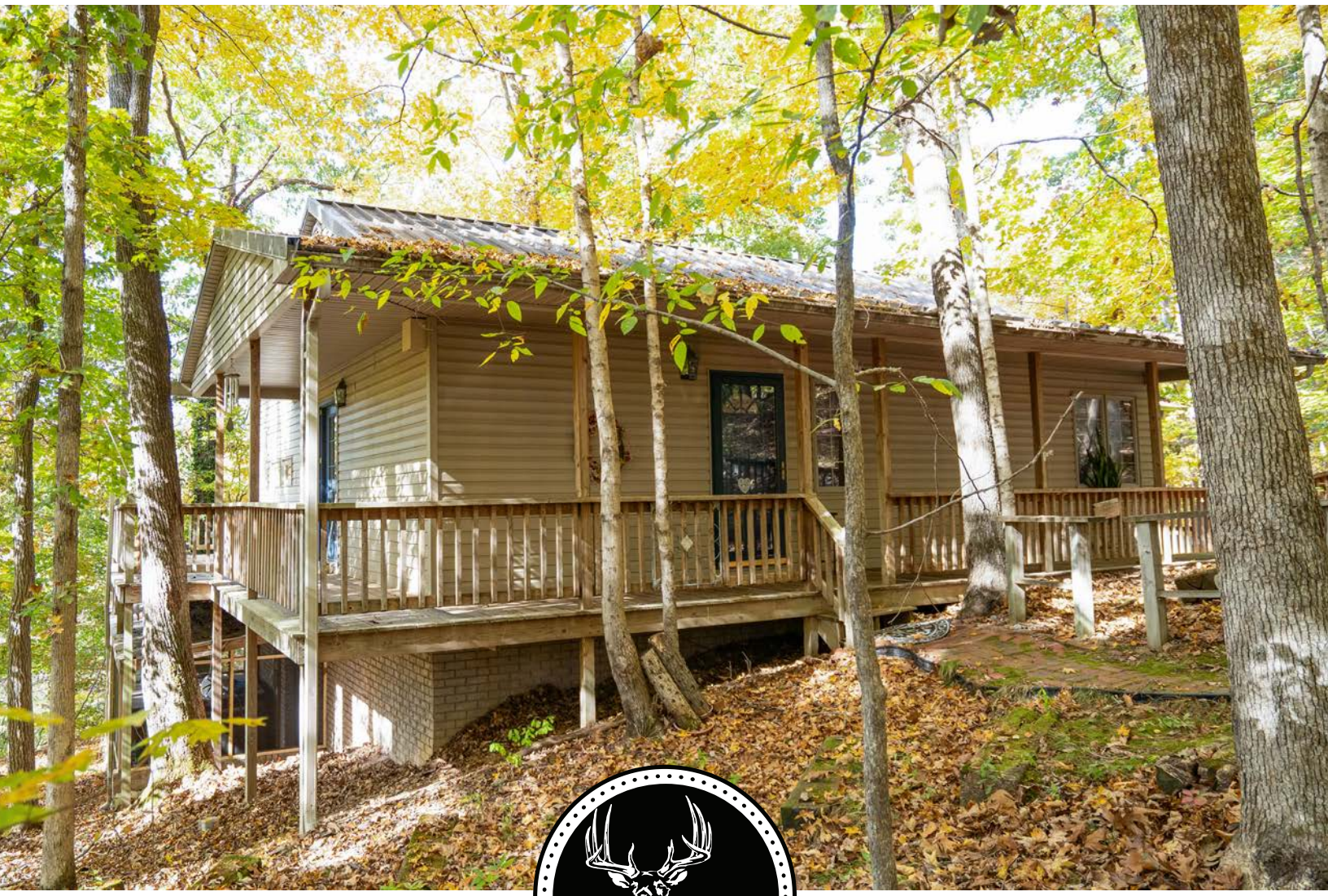
MIDWEST LAND GROUP PRESENTS

1.10 ACRES IN

LYON COUNTY
KENTUCKY

1196 POPLAR CREEK ROAD, KUTTAWA, KY 42055



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL HOME JUST MINUTES FROM LAKE BARKLEY

Welcome to this beautiful 2,424 square foot home situated on 1.10 acres, offering the perfect combination of comfort, charm, and convenience! Located just minutes from Lake Barkley, this property provides beautiful views, including glimpses of the water right from the front porch.

Inside, you'll find an inviting layout featuring a beautiful fireplace area, a large master bedroom, an oversized sunroom, a bonus room, and a full basement offering plenty of additional space and possibilities. Step outside and enjoy the hot tub and fully screened-in outdoor sitting area, creating the perfect place to relax and entertain.

The home is designed for low-maintenance living, featuring durable vinyl siding and a long-lasting standing-seam metal roof. A beautiful wraparound porch provides the perfect spot to enjoy your morning coffee, unwind in the evenings, and take in the surrounding scenery.

One of the property's standout features is an amazing separate studio that is both heated and cooled, making it ideal for an art studio, workshop, hobby space, home office, or whatever your imagination can dream up.

Additional acreage opportunity! An additional 27 +/- acres is also available for purchase, providing an incredible opportunity for those looking for additional privacy, room to roam, recreational opportunities, or future investment potential.

Enjoy the best of both worlds with a peaceful setting just minutes from Lake Barkley and convenient access to Interstate 24, making travel to surrounding towns and communities a breeze.

If you've been searching for a beautiful home with room to spread out, unique features, beautiful views, and a convenient location near the lake, this property is one you won't want to miss!

PROPERTY FEATURES

COUNTY: **LYON** | STATE: **KENTUCKY** | ACRES: **1.10**

- 2,424 square foot home
- 2 bedrooms
- 2 full bathrooms
- 1 half bath
- Fireplace
- Wraparound porch
- Hot tub
- Outdoor screened-in sitting area
- Large sunroom
- Standing seam metal roof
- Vinyl siding
- Minutes from Lake Barkley

2 BEDROOM, 2.5 BATH HOME

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WRAPAROUND PORCH



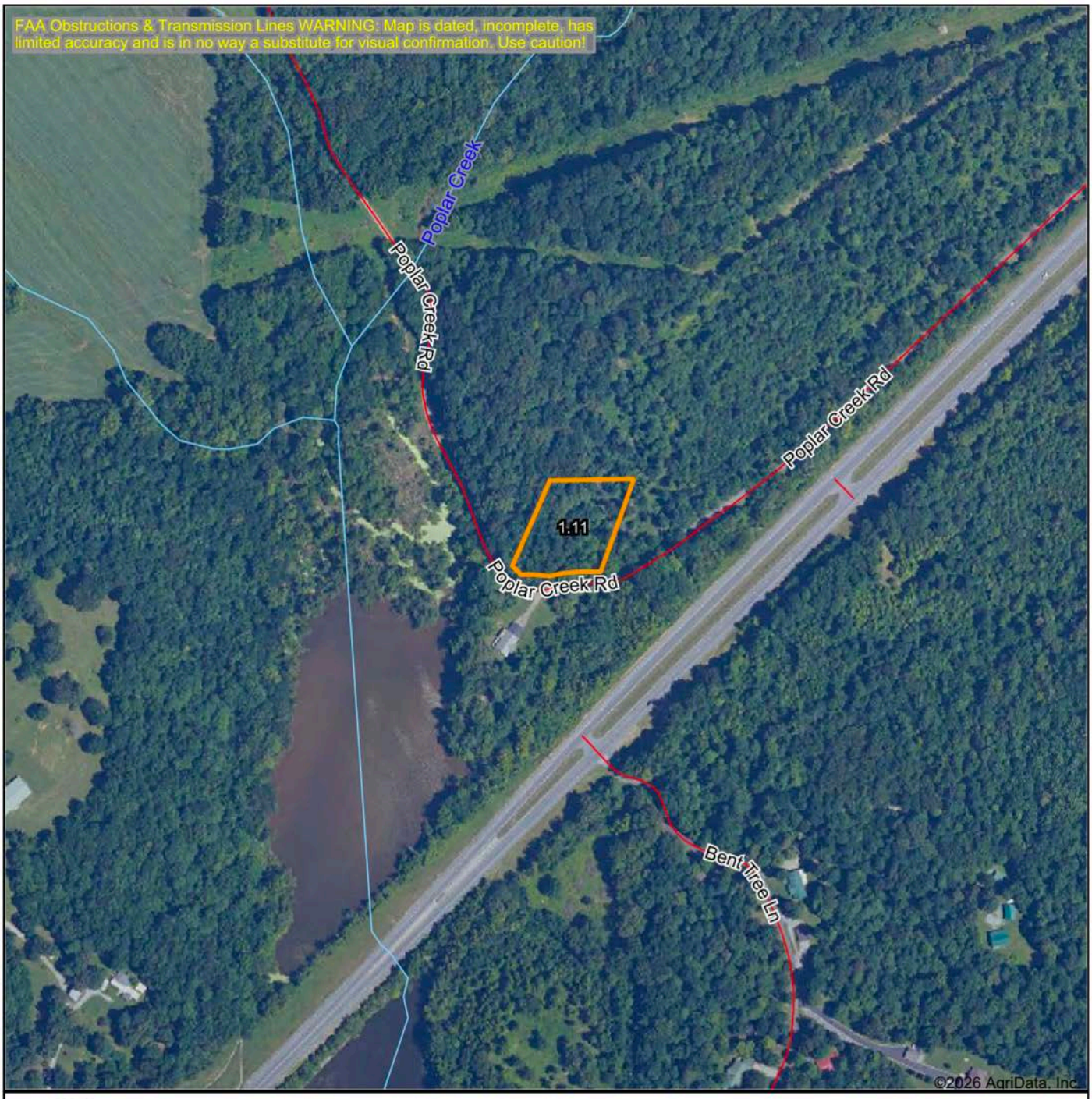




SEPARATE STUDIO



AERIAL MAP



Boundary Center: 37° 3' 27.77, -88° 8' 49

0ft 378ft 756ft

N W E S

Maps Provided By:
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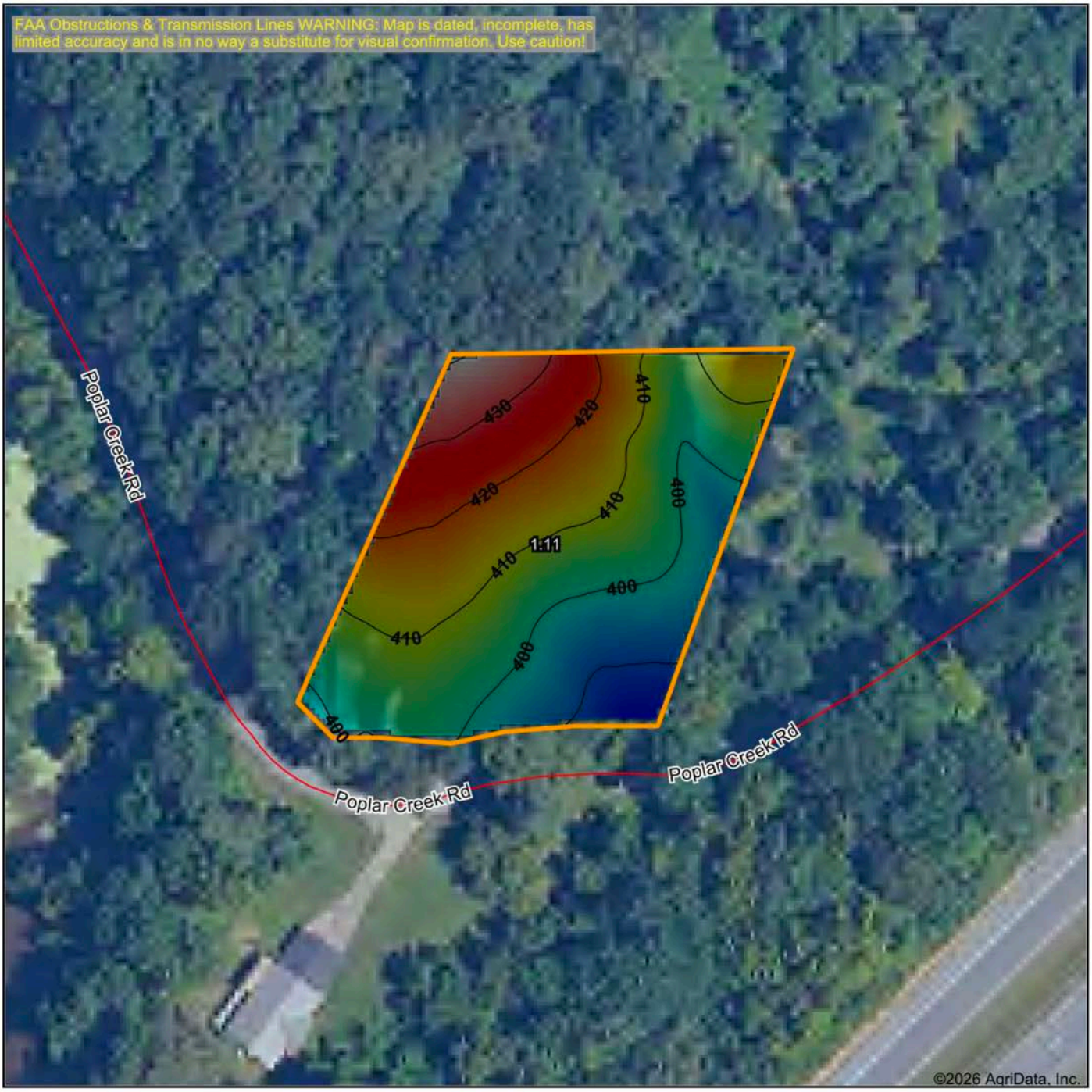
Lyon County
Kentucky

11/2/2026

HILLSHADE MAP



Low Elevation High

Maps Provided By:
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Source:	USGS 1 meter dem
Interval(ft):	10
Min:	384.6
Max:	440.3
Range:	55.7
Average:	409.4
Standard Deviation:	11.38 ft

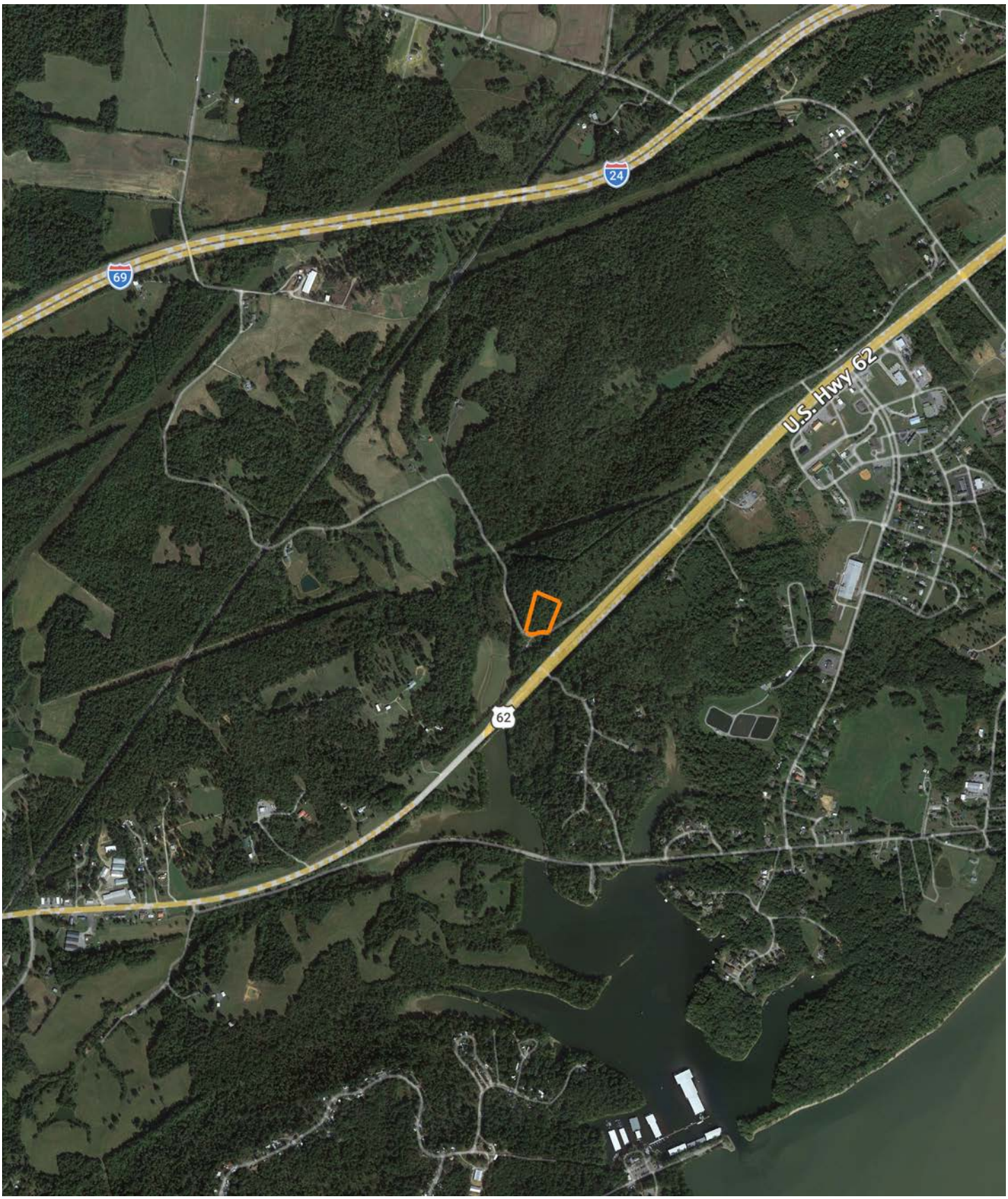
0ft 93ft 185ft

11/2/2026

Lyon County
Kentucky

Boundary Center: 37° 3' 27.77, -88° 8' 49

OVERVIEW MAP



AGENT CONTACT

Originally born in Blue Ridge, Georgia, Luke's connection to land began at a young age while hunting on large farms throughout Kentucky. Those early experiences developed into a lifelong passion for whitetail deer hunting, turkey hunting, and bass fishing. More importantly, they gave him a firsthand understanding of what makes a property truly special. Whether evaluating recreational ground, hunting properties, farmland, or development opportunities, Luke has a unique ability to recognize and communicate a property's potential.

As an avid outdoorsman and land manager, Luke is constantly studying ways to improve habitat and maximize the value of a property. His experience managing land for mature whitetails has sharpened his eye for the features that matter most to both buyers and sellers. Combined with his sales experience and natural ability to connect with people, he provides clients with knowledgeable guidance and personalized service throughout every transaction.

Luke believes that land is one of the most valuable assets a person can own because it is a finite resource that cannot be recreated. If you're considering buying or selling land in Central or Western Kentucky, give Luke a call. He is committed to working hard, communicating honestly, and delivering a seamless experience from start to finish.



LUKE MCHAN, LAND AGENT
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