



32 +/- AC **FOR SALE** **\$749,900**
395 Whobry Rd, Semiway, KY

LOCATION: From Rumsey, KY at Hwy 81 and Hwy 138 go south 4 miles, then west 0.6 miles on Hwy 2385, then North 500 feet on Whobry Road to the property.



PROPERTY FEATURES: There are two metal-sided buildings constructed in 2018 that are built within the levy which surrounds the perimeter of the 32 +/- acres. The buildings were originally designed for use as an underground mine operation complex. The larger 60' x 112' building has space as a training facility with an area surrounded by offices, locker area, and large shower & bathroom accommodations for workers. This building also has an attached 30' x 112' open covered shed. The smaller 40' x 100' building is designed as a shop with large overhead doors with the remainder of the building as offices. These buildings are equipped with emergency power generation. A large portion of the ground surrounding the buildings is covered with gravel. There's an on-site sewage basin as well.

AGENT'S NOTE: This unique property could be used for a wide variety of purposes. The facilities at this site were constructed at great expense and were designed for long-term use. However, the situation surrounding their use changed and they are now available to the public. If you have any commercial, industrial, or agricultural potential uses that could be performed near Semiway, this property deserves serious consideration. You won't often find any property of this nature available.



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