



3700 East Union Rd.

Carlisle, KY

\$1,390,200



3700/3653 East Union Rd., (KY-1285), Carlisle, KY offers 383.25+/- acres of prime agricultural land, this expansive property is ideal for farming, livestock, or future development. With open, crop land and ample space for crops or grazing, it presents a great opportunity for agricultural use or investment. There is a trailer, a two-story block homes, a barn, a silo and a newer metal building on the property. The land features easy access and a rural setting while still being convenient to nearby towns and markets, making it a versatile and valuable piece of farmland. Columbia Gas/TC Energy has scheduled maintenance for three pipes currently running across the property. Additional information regarding their plans to complete maintenance on one of the pipelines: Project Year 2028 Columbia gas wants to replace existing gas pipes in their infrastructure using "lift and lay". 1 of the 3 existing lines will be worked on. (Marked as red in the exhibit attachment) Add 0.043 acres to the permanent easement agreement that is missing in the current agreement. (Marked as dark blue triangle in between pipelines) Requesting temporary workspace (yellow and pink) for equipment and storage during the project. Property sold "As-is". Buyer and/or buyer's agent responsible for verifying all pertinent information deemed relevant by the prospective buyer, including but not limited to square footage, acreage, utilities, taxes, zoning, permitting, condition, school zones, HOAs, etc.

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