



THE GIBSON COMPANY

COMMERCIAL REAL ESTATE SERVICES

EXCLUSIVE LAND LISTING

Lee County, Kentucky

Mountain Land | Timber | Mineral Rights | Multi-Use

ASKING PRICE

\$1,750,000

1,464 ± Acres

Lee County, KY

1,464 ±
Total Acres

6
of Parcels

\$1,195
Per Acre

✓
Mineral Rights

Appalachian
Mountain Land

Property Details

- ▶ **Location:** Lee County, Kentucky (Beattyville area)
- ▶ **Total Acreage:** 1,464 ± acres
- ▶ **Parcels:** 6 separate parcels — see map page 2
- ▶ **Road Access:** Yes
- ▶ **Zoning:** Agricultural
- ▶ **Mineral Rights:** Conveyed to extent held by seller
- ▶ **Listing Agents:** Jim Powell & Jason Powell

Location Highlights

- ▶ Lee County seat: Beattyville, Kentucky
- ▶ Adjacent to Daniel Boone National Forest
- ▶ Kentucky Elk Restoration Zone — one of the largest free-range elk herds east of the Mississippi
- ▶ Lee county sits within the Appalachian mineral basin
- ▶ 82 miles to Lexington, KY
- ▶ 132 miles to Knoxville, TN
- ▶ 158 miles to Cincinnati, OH
- ▶ Access via KY-399

Key Value Drivers

🎯 Hunting & Recreation

World-class white-tailed deer, wild turkey, black bear & elk habitat. Lee County sits within Kentucky's premier elk restoration zone — one of the top big-game hunting destinations east of the Mississippi.

🌲 Standing Timber Value

Mature Appalachian hardwoods throughout the region — poplar, oak, walnut, cherry & maple. A formal timber cruise will establish documented dollar value.

⚡ Mineral Rights Included

Seller conveys mineral rights to the extent held. Lee County sits within the Appalachian coal & natural gas basin. Potential assets include coal, natural gas, oil, and rare earth minerals.

🏢 Data Center & Tech Infrastructure

Large contiguous mountain tract with cool Appalachian climate — ideal for hyperscale data center development. Eastern KY land prices are a fraction of comparable sites in Ashburn VA or Atlanta GA.

🏞️ Mountain Scenery & Recreation

Stunning Appalachian ridgelines with significant eco-tourism, glamping resort, and private retreat development potential.

See page 2 for included parcel map.

Jim Powell & Jason Powell

The Gibson Company | Commercial Real Estate Services
(859) 433-3133 | jpowell@thegibsoncompany.com
www.thegibsoncompany.com



THE GIBSON COMPANY

COMMERCIAL REAL ESTATE SERVICES

All information believed accurate but not guaranteed. Buyer to verify all data. Mineral rights conveyed to the extent held by seller — title search recommended.

Acreage is approximate (±). © 2026 The Gibson Company. All rights reserved.

Lee County, Kentucky | 1,464 ± Acres | \$1,750,000



COMMERCIAL REAL ESTATE SERVICES

