



Buyer's Guide

The 2026 Kentucky Land
Investment Guide

Building Your
Mountain Legacy



A Message from the Mountain

There's a specific kind of silence you can only find in the deep woods of Eastern Kentucky. It's the kind that doesn't just quiet the noise of the world, it actually lets you hear yourself think.

When we started Pure Kentucky Wild, it wasn't just about real estate. It was about stewardship. We realized that for many, the dream of owning a piece of the wilderness is often sidelined by the "what ifs." What if the terrain is too steep? What if I can't get water back there? What if I'm buying a headache instead of a haven?

We built this guide and this company to answer those questions. We're not just agents; we're hikers, explorers, and land-obsessives who spend more time in the brush than behind a desk. We're here to do the dirty work of scouting the ridges and valleys so that when you finally step onto your land, you aren't just looking at a view—you're looking at home.

Welcome to the wild. Let's find your path.

Derek Blankenship

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Trust in the LORD, and
do good; dwell in the land,
and feed on His
faithfulness.

Psalm 37:3





About us

Three Chapters, One Legacy.

It begins with the dirt. At Overland Properties Group, we don't just find acreage; we find your anchor. We are in the woods long before the first blueprint is drawn, tracing the sunrise and testing the soil to ensure the land you claim is as solid as the future you're building on it. We see the potential in the raw and the rugged, securing the specific patch of Kentucky earth where your story truly begins.

From that foundation, Mountain Building Co. breathes life into the landscape. We believe a home shouldn't just sit on the land; it should belong to it. By bridging the gap between raw earth and refined architecture, we move stone and timber to create sanctuaries for the soul. We build for the elements and for the echoes of future generations, turning a vision of "someday" into a legacy of wood and glass.

But a legacy is only real once it is lived. Through our Mountain Legacy experiences, we invite you to breathe the mountain air and rhythm of the Red River Gorge before you even break ground. It is the gateway to the lifestyle, a "try before you build" philosophy that connects acquisition, construction, and homesteading. Three businesses, one seamless path: We find the land, we build the dream, and we curate the experience.

YOUR GOAL DICTATES THE DIRT



THE 3 PILLARS OF ACQUISITION

Not all land is created equal. The most expensive mistake an investor can make is buying a tract that looks beautiful but fails to function. We filter every property through your specific end goal:

- You are looking for a turnkey homesite. We prioritize utility proximity, road accessibility, and "buildable envelopes." We ensure your budget goes into your home's finishes, not into \$50k of hidden driveway and excavation costs.
- You seek a sanctuary. We look for natural wildlife corridors, timber density, and total privacy. For you, the value is in the terrain and the seclusion it provides from the outside world.
- You are "Investing in Dirt." We target high-demand sub-markets near the Red River Gorge. We analyze short-term rental viability and projected growth to ensure your land is a working asset.

Investing in Dirt.

Don't fall in love with a photo. Fall in love with your land. We help you look past the view to see the reality of the build.



Rugged
LIFESTYLES



How the Earth dictates THE POTENTIAL.

A mountain legacy is built on more than just a view. To protect your investment, we analyze the two most critical physical factors before you sign a contract:

1. **Topography (The Layout):** In the mountains, the "slope" is your boss. We evaluate the grade of the land to determine where a structure can sit and how much "site-work" will be required to get there.
2. **Soil & Septic (The Lifeblood):** A beautiful tract without a viable "perk" (soil test) is just a park—it's not a homesite. We understand the local soil types to help you identify if a property can support the infrastructure your vision requires.
3. **Utility Access & Feasibility (The Connection):** Bringing modern convenience to the wild is often the most overlooked expense in rural land buying. We scout for water, power, and fiber to ensure your mountain sanctuary remains connected. We identify the most cost-effective path for utilities, avoiding the hidden expenses often found in rugged terrain.



Everything we do at Overland Properties Group and Mountain Building Co. is built on a single belief: that the most valuable thing you can own is a place where time slows down. We don't just bridge the gap between raw land and refined architecture; we bridge the gap between a life of 'busy' and a life of 'purpose.'

Relaxing your mind and body



Anything worth
having takes time.

Protecting your investment
before you sign.

Pure Kentucky Wild

Nature	100%
Privacy	95%
Heritage	100%

*Connects to the quiet,
wooded privacy*

*Uncovering red flags before they
become expensive mistakes*

The Hidden Details Matter

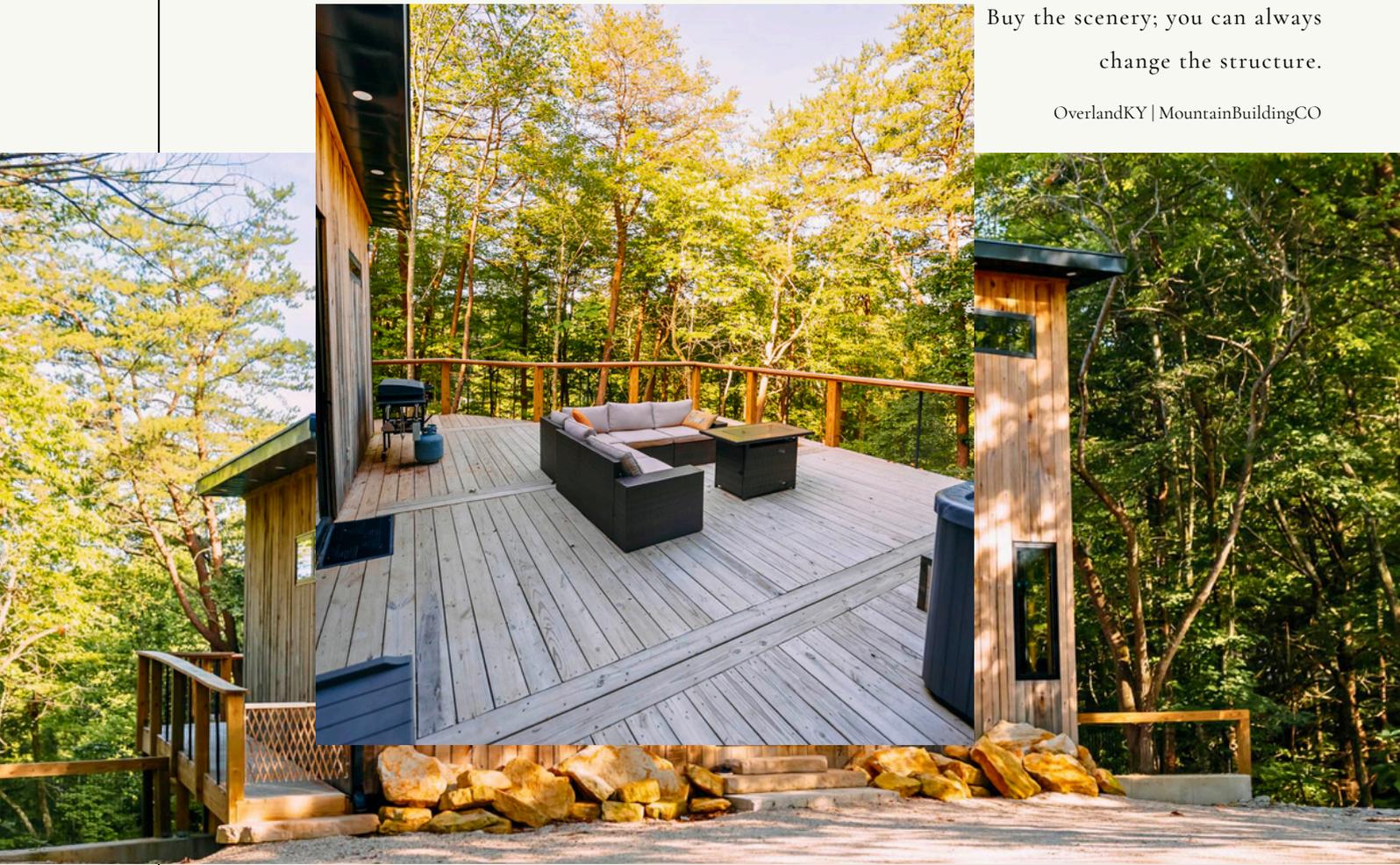
Finding the right piece of Kentucky wilderness requires an eye for what's under the surface. We don't just look at the view; we evaluate the property's 'build-ability.' This means scouting for stable cliff edges, verifying utility feasibility in remote areas, and navigating the nuances of Kentucky's mineral and timber rights.

Our 'Watch Out' list includes checking for unrecorded easements and seasonal access challenges that might not be obvious on a sunny afternoon. We treat your investment like our own—ensuring that the 'Pure Kentucky Wild' you fall in love with today doesn't become a logistical headache tomorrow.



Buy the scenery; you can always
change the structure.

OverlandKY | MountainBuildingCO



WHAT WE WATCH OUT FOR

01 *Access &
Easements*

Is the property landlocked? We verify legal, recorded rights-of-way so you are never stuck with a parcel you can't reach.

02 *The "Perk"
Test*

Can the soil support a septic system? This is the #1 deal-breaker for builders. We help you navigate soil health and septic viability upfront.

03 *Topography
& Site Work*

A "great view" can hide a \$50,000 driveway. We help you look beyond the scenery to calculate the true cost of clearing, grading, leveling, and ensuring utilities are accessible and feasible before you commit.

04 *Zoning &
Restrictions*

Can you park an RV? Build a tiny home? We dig into the deed restrictions and local zoning laws to ensure your vision is legally allowed.

05 *Boundaries
& Title*

We identify encroachments and unclear boundaries upfront, ensuring the land you pay for is the land you actually own.



"Just living the
best life."

@overlandky

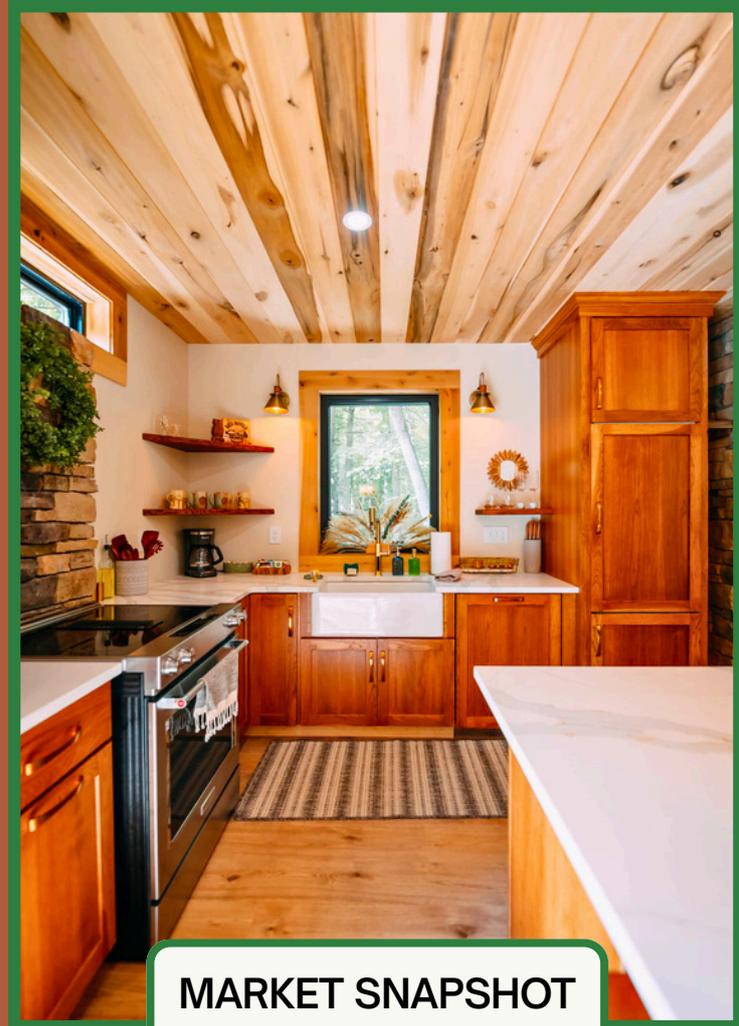
The Logic Behind the Price

Land valuation is an art and a science. Unlike neighborhood home sales, land comps require a specialist's eye to defend and determine true worth. We evaluate every tract based on its unique behavior in the Kentucky market:

- **Current Demand:** We track the specific buyer behavior driving prices in the Red River Gorge and surrounding sub-markets.
- **Property Utility:** Value isn't just about acreage; it's about what the land allows you to do—from high-density short-term rentals to private recreational retreats.
- **Strategic Defense:** We provide the data and logic needed to defend the price to appraisers and buyers alike, ensuring you don't just get a quick sale, but the best offer.

In a competitive market, success is about more than just the offer price. It's about the strategy:

- **Targeted Marketing:** We don't just post to the MLS. we reach out-of-area investors, builders, and recreational buyers through a plan that matches property to the right demand.
- **Negotiation Power:** We guide our clients on how to structure strong, clean offers that win in multiple-offer situations without overpaying.



MARKET SNAPSHOT

Average DOM: 45
Demand YOF: +18%
Cash Offers: 35%

We don't just want it sold, we want it sold well, at the right price, with the least friction.



KELLERWILLIAMS
LAND

kw COMMONWEALTH
KELLERWILLIAMS REALTY

"Fueled by happy thoughts."

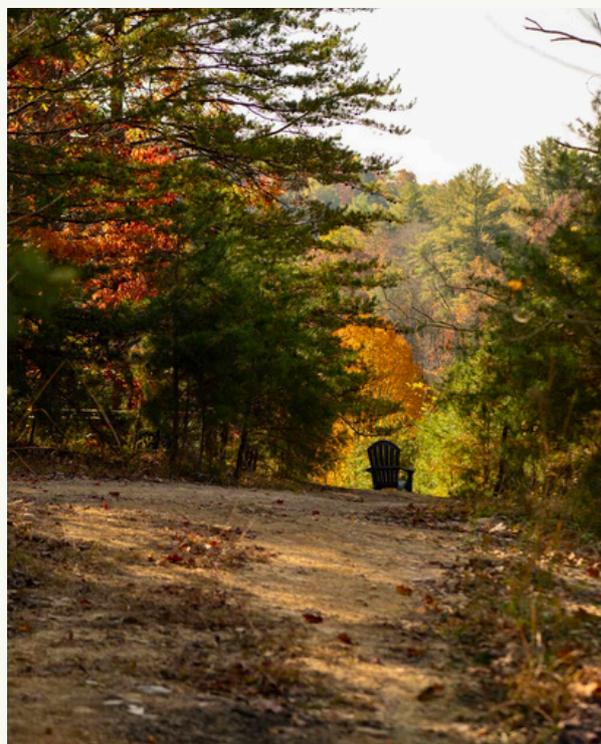
THE LEGACY

Defining the new standard of modern wilderness. We don't just find property; we curate experiences that transcend the ordinary. This is where architecture meets the earth.

Nature and Narrative



Design that listens to the land.



Where the weight of the pines meets
a story written in land.

Day 01

Walk your new boundary and capture a "Day One" photo at the entrance to emotionally connect with the space before the move-in chaos begins.

Day 02

Visit a nearby local cafe and introduce yourself to a neighbor to immediately start feeling like a member of the community.

Day 03

Secure your investment by locating all utility shut-offs and updating your locks or gate codes for total comfort.

Turning ownership into experience.

And while you plan your build, stay with us at Hooting Owl and experience the lifestyle you're creating.



Day 04

Start a property journal to list your top three future improvements, turning your purchase into a personalized sanctuary.



Day 05

Observe the sunrise and sunset on-site to identify the perfect natural spots for your future garden or relaxation nooks.



Day 06

Host a simple "first meal" on the floor or the raw land and share a thank-you note to officially mark your transition from buyer to owner.



From securing the keys to sharing your first meal on the land, our buyer's guide turns your new property into a lifetime of memories. Follow this guide to transition seamlessly from buyer to land owner and start living your vision today!

You aren't just buying dirt and stone; you are reclaiming the soil where your future memories will finally have room to grow.

A house is built by hands, but a home is created by the moments that happen after the keys turn.



Gallery of LIFESTYLES

*"Anything worth
having takes time."*

-@overlandky

Beyond the walls and boundaries lies a curated gallery of moments, where every sunrise is a fresh canvas for the life you've always imagined.

Invest in more than just a location; own the potential for a lifestyle where slow mornings and meaningful milestones become your daily masterpiece.

Escape to Nature

“

Wake up to the scent of Colombian medium roast and the quiet potential of a rustic sanctuary, where every 'Farm Fresh' staple and handcrafted soap is a brushstroke in the curated gallery of your new homestead lifestyle.

”

"Keep hustling to the finish line."

@overlandky



Life and passion

To own a piece of the mountain is to stop racing against time and start living in rhythm with the land; it is the art of turning raw potential into a sanctuary for the soul.



The

Buyer's Guide

Want a pair of boots on the ground? Let's go for a hike and look at some land.

www.acrepros.com

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