

Unique Opportunity For Sale!

WILLIAMS CREEK CABINS, in RUSH, KY offers 104+ acres for an adventurous getaway.

Guests are offered the enjoyment of a peaceful stay in the country, just minutes from outdoor fun: Caverns, Lakes, Big Sandy Casino, Marshall University, and also direct entrance to Rush Off-Road.

**Rush Off-Road Is a 7000 Acre Tract of Land with More than 100 Miles of Trails.*

The property has direct access to the park, connecting to trails, as well as offers park check-in and passes.

The property showcases a General Store, 4 fully furnished country log cabins, a pond and a newly modernized mobile home, as well as almost a 100 acres of **additional potential** such as a beautiful hilltop house seat, multiple RV hook-up locations, primitive camping sites, a bathhouse, gas pumps, ATV storage, and much more!

Guests at Williams Creek Cabins can enjoy all the outdoor adventures the area has to offer, as well as being able to offer the locals and visitors the convenience of one of the only General Stores in the area. This property is a thriving, profitable business, as well as the potential to expand and business growth.

CABINS

- Tankless hot water heater
- Air conditioner / heating unit (*mini split*)
- Public water
- Individual septic system
- Individual picnic table & fire pit
**currently offering fire wood for sale at store*
- TV's
**currently offering guests free wi-fi*
- Beds
- Linens (*beds, bath & kitchen*)
- Fully stocked kitchen: *stove, full size refrigerator, microwave, coffee pot, toaster, dishes & utensils*
**currently offer food items at store*

	SIZE	# OF GUESTS	BEDS	BATHS	KITCHEN	\$ PRICE PER NIGHT \$	YEAR BUILT
CABIN 1	20' x 16'	Sleeps 5	Queen Bed XL Twin Bunks Futon	1 Full Bath	Fully Stocked Kitchen	\$180 <i>*currently 2 night min stay</i>	2020
CABIN 2	20'x16'	Sleeps 5	Queen Bed XL Twin Bunks Futon	1 Full Bath	Fully Stocked Kitchen	\$180 <i>*currently 2 night min stay</i>	2020
CABIN 3	30'x14' <i>with 14'x10' loft</i>	Sleeps 8 <i>(with private room & loft)</i>	Queen Bed (<i>private</i>) Queen Sleeper Sofa Full Bed Twin Beds (<i>loft</i>)	1 Full Bath	Fully Stocked Kitchen	\$245 <i>*currently 2 night min stay</i>	2022
CABIN 4	38'x14' <i>with 24'x14' loft</i>	Sleeps 10 <i>(with private room & loft)</i>	Queen Bed (<i>private</i>) 2 Queen Beds 4 Twin Beds (<i>loft</i>)	1 Full Bath 1/2 Bath	Fully Stocked Kitchen	\$300 <i>*currently 2 night min stay</i>	2022
CABIN 5	READY	TO BE	BUILT	Septic Installed	Water Installed		SITE READY
CABIN 6	READY	TO BE	BUILT	Septic Installed	Water Installed		SITE READY

Cabins stay fully booked from March until November. Current owners do not advertise online nor do they offer online booking capability, which offers a new owner opportunity for growth in that aspect as well as with the additional sites available throughout the property.

GENERAL STORE

- 40' x 12' building
- Commercial refrigerator & freezer
- Shelving
- Snacks, drinks, ice & convenient items, first aid
**Will provide vendor list and information /ordering logs*
- Merchandise
**Will provide vendor list and information /ordering logs*
- Tucker ATV Dealer
**Dealer license will transfer with sale. Tucker ATV offers limited dealer license per county.
currently offering for sale: belts, hoses, axles, tires, etc
- SpotOn POS system & website
- Lorex security system
- Blink cameras
- Rush Off-Road Check-In & Passes
- Direct Access to Rush Off-Road Trails & Park Traffic
- Permit for an additional 29'x80' store

WASH HOUSE

- Storage: linens, towels, toiletries & cleaning supplies
- Washer & Dryer

BUGGY WASH STATION

- Coin operated buggy wash on concrete pad

PARKING

- Tons of parking space
 - Large gravel lot for store & cabins
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MOBILE HOME

- 2 Bedrooms
- 2 Full baths
- 16'x70'
- Newly installed public water
- New Septic
- New Electric
- New water heater
- New furnace & air conditioner (*3.5 ton unit*)
- New kitchen appliances: *gas stove, refrigerator, dishwasher, washer & dryer*
- Entire home renovated & modernized 2023
- Large bedrooms
- Walk in closet in primary bedroom
- Private Driveway
- Overlooks pond
- Can be used as permanent residence or short term / long term / summer rental.

ADDITIONAL INFO

- **40' shipping container for storage**
- **Trails all over property which leads to multiple sites for future growth that could include: a bath house, more cabins, primitive camping, tent camping, and a beautiful hilltop house seat, as well as multiple future RV sites.**

One is directly across from the cabins and store, the other is along the creek bed nestled into the rock hillside.

There is a trail that goes to a beautiful lookout over the mountains and Rush Off-Road Park.

- **Direct road frontage**
- **There are few places to stay for any of the area attractions, so expansion is in demand.**
- **ATV storage and gasoline pumps would be a high return investment.**
- **New pond**
- **Gated entrances**
- **Survey on file**
- **2 cabins sites ready to be built (TBB) complete with new septic and public water access.**

The best time to schedule an appointment would be Monday afternoon thru Thursdays as cabins are fully booked for the season on weekends.

Must have proof of funds or pre-approval to schedule a tour of the property.

All current guest bookings convey with sale.

All furnishings in cabins convey with sale.

All site inventory conveys with sale.

THINGS TO DO NEARBY



Rush Off-Road Park: <https://rushoffroad.com/>

Dragonfly Outdoor Adventures: <https://www.dragonflyoutdooradventures.com/>

Grayson Lake State Park: (boating and kayak to waterfalls)

<https://parks.ky.gov/parks/find-a-park/grayson-lake-state-park-7813>

Cater Caves:

<https://parks.ky.gov/explore/carter-caves-state-resort-park-7785>

Sandy's Big Gamin Casino: <https://sandysgaming.com/>

Ashland Theatre: <https://www.ashlandtheatre.org/>

Boyd Co Fair Ground (Kid Rock, and other events 2024)

<https://www.boydcountyfair.com/>

Carter Co Fair Grounds: <http://www.cartercountyfair.org/>

Black Horse Farm: (horse boarding, weddings & events)

<https://www.theblackhorsefarm.com/>

Greenbo Lake State Resort Park:

<https://parks.ky.gov/parks/find-a-park/greenbo-lake-state-resort-park-7790>

Camden Park: <https://www.camdenpark.com/>

Highlands Museum & Discovery Center: <https://highlandsmuseum.com/>

Yatesville Lake State Park:

<https://parks.ky.gov/parks/find-a-park/yatesville-lake-state-park-7828>

Mountain Health Arena, Huntington WV Events Center (globetrotters, concerts, etc)

<https://www.mhnarena.com/>

Williams Creek Cabins

www.williamscreekcabinllc.com

**Address: 2118 Williams Creek-Music Rd. Rush, KY
41168, United States**

7.7 miles from I-64 exit 181

- *Dollar General is along the way, only 6.4 miles*
- *Walmart Supercenter, 9.4 miles*
- *Marathon gas station is right at our exit 181, 7 miles*
- *BP Trav Mart Inc - Truck Stop. 7.9 miles*

Facebook:

[Https://Facebook.com/williamscreekcabinllc](https://Facebook.com/williamscreekcabinllc)

Currently marketed Business Hours:

8AM - 8PM Monday - Sunday

Store Winter Hours: 8:30AM-10PM Friday-Sunday