

\$1,390,000 - 2308 Evans Mill Road, Lexington

MLS® #24013436

\$1,390,000

Bedroom, 0.50 Bathroom,
Farm on 87 Acres

Rural, Lexington, KY

Amazing opportunity to purchase completely improved acreage in Fayette County, conveniently located minutes from downtown Lexington and I-75. The property boasts 3,175 linear feet of road frontage on Evans Mill, offering multiple options to build your dream home, hunting lodge, or livestock annex.

Improvements include 4-board & woven wire fencing, gravel farm lane, water lines, electricity, multiple gated access points, and renovated pastures with Ritchie waterers designed to promote land and water conservation, rotational grazing, and safe livestock production practices. Additionally, the farm has a newly constructed combination barn/shed complete with 8-pen cattle working facility, climate controlled workroom, workshop with garage, 1/2 bath, & hot water.

Furthermore, the shed and front pasture have been fitted with in-ground electric Smart Dog fencing. The land is quiet, rolling, and secluded (at the end of a dead-end road), borders Raven Run Nature Sanctuary, and is loaded with wild turkey and some of the largest deer ever recorded in Fayette County.

Additional adjacent acreage is available with estate home and horse barn. This farm is PDR protected.



Essential Information

MLS® #	24013436
Price	\$1,390,000

Bathrooms	0.50
Half Baths	1
Acres	86.70
Type	Farm
Sub-Type	Farm
Status	Active

Community Information

Address	2308 Evans Mill Road
Area	003 - Fayette County SE
Subdivision	Rural
City	Lexington
County	Fayette
State	KY
Zip Code	40515

Amenities

Utilities	Electricity Connected, Water Connected
View	Rural, Trees/Woods, Farm

Exterior

Lot Description	Cleared, Wooded, Gentle Sloping, Hilly
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School Information

District	Fayette County - 1
Elementary	Squires
Middle	Edythe J. Hayes
High	Henry Clay

Additional Information

Date Listed	June 29th, 2024
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Listing Details

Listing Office	Berkshire Hathaway De Movellan Properties
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