

# \$2,995,000 - 1390 Groggins Ferry Road, Nicholasville

MLS® #25005145

## \$2,995,000

4 Bedroom, 4.00 Bathroom, 2,777 sqft  
Land - Farm/Land on 60 Acres

Rural, Nicholasville, KY

Want to live on a farm with a turnkey business to offset your mortgage? Check out this 59.83 Acre Equestrian Estate w/ Modern Farmhouse and established Dog Boarding/Grooming business on site! Current staff plans to transfer with the business - add training, agility, photography & more to increase revenue (\$240K gross projected to grow to \$500k annually). State of art barn could stable your horses, or lease out the 6 stalls for healthy bonus income. Working operation sited separately from home for privacy & function! All structures constructed 2022. Quiet & minutes from Brannon Crossing/Lexington, this serene farm is complete w modern 4 bed 3.5 bath farmhouse. Stunning VIEWS surround, vaulted den open to a bright chef's kitchen, screened back porch + open deck, 2 primary suites on main level, 2 beds upstairs, + unfinished walkout basement. BARN FEATURES: 6-(12X12) stalls, 6 Nelson heated waterers, tack room, 1/2 bath, hot/cold wash rack, bullpen, feed room & 2 paddocks. PET FACILITY: reception/retail, 44 kennels, grooming room + equip, indoor play area & outdoor play. Don't want the PET business? The 4250 sq ft building could be used as farm office or other use.

Built in 2022

## Essential Information

MLS® #	25005145
Price	\$2,995,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,777
Acres	59.83
Year Built	2022
Type	Land - Farm/Land
Sub-Type	Farm
Status	Active

### Community Information

Address	1390 Groggins Ferry Road
Area	009 - Jessamine County
Subdivision	Rural
City	Nicholasville
County	Jessamine
State	KY
Zip Code	40356

### Amenities

View	Rural, Trees, Farm
Is Waterfront	Yes

### Interior

Heating	Electric, Heat Pump
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### Exterior

Lot Description	Wooded, Waterfront, Gently Rolling
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### School Information

District	Jessamine County - 9
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### Additional Information

Date Listed	March 18th, 2025
Zoning	AR

### Listing Details

Listing Office	The Brokerage
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