

# \$325,000 - 3264 Ky 1054, Berry

MLS® #25011432

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## \$325,000

3 Bedroom, 1.00 Bathroom, 2,200 sqft  
Residential on 10 Acres

Rural, Berry, KY

Welcome to your dream homestead! Situated on 9.64 picturesque acres, this charming 3-bedroom, 1-bathroom home offers the perfect blend of comfort, functionality, and rural beauty in the heart of Harrison County. Step outside and enjoy a property that's truly ready for country living. You'll find a tobacco barn with electric, two chicken coops, and a four-bay dog kennel, ideal for hobby farming or animal lovers. Most of the land is fully fenced/cross-fenced, with an automatic gated entrance that offers both security and convenience.

Equestrians will love the outdoor riding arena with sand footing, and gardeners will appreciate the large tilled garden and apple trees. A detached garage provides additional storage or workspace.

Whether you're starting a small farm, raising animals, or simply seeking a peaceful retreat, this property has everything you need to live the country lifestyle you've always wantedâ€”just a short drive from Cynthiana and within reach of Lexington. Currently tax exempt as a farm! Final Price Drop!

Built in 1890

## Essential Information

MLS® #	25011432
Price	\$325,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	2,200
Acres	9.64
Year Built	1890
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	3264 Ky 1054
Area	016 - Harrison County
Subdivision	Rural
City	Berry
County	Harrison
State	KY
Zip Code	41003

### Amenities

Parking	Off Street
View	Rural, Farm

### Interior

Appliances	Dryer, Dishwasher, Refrigerator, Washer, Oven
Heating	Electric, Wood Stove
Cooling	Window Unit(s)
Fireplace	Yes
Fireplaces	Wood Burning
Stories	Two

### Exterior

Exterior Features	Patio
Lot Description	Secluded
Roof	Metal
Construction	Brick Veneer, Stone
Foundation	Stone

### School Information

District	Harrison County - 16
Elementary	Westside

Middle	Harrison Co
High	Harrison Co

## Additional Information

Date Listed	May 31st, 2025
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## Listing Details

Listing Office	Thwaites Realtors Llc
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