

\$346,500 - 3264 Ky 1054, Berry

MLS® #25011432

\$346,500

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 wanted--just a short drive from Cynthiana and within reach of Lexington.

Built in 1890



Essential Information

MLS® #	25011432
Price	\$346,500
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
Garages	Detached
View	Rural, Farm

Interior

Appliances	Dryer, Oven, Washer, Refrigerator, Dishwasher
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

Listing Details

Listing Office

Thwaites Realtors Llc



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