

# \$2,300,000 - 1390 Groggins Ferry Road, Nicholasville

MLS® #25012470

## \$2,300,000

4 Bedroom, 3.50 Bathroom, 2,777 sqft

Land on 56 Acres

Rural, Nicholasville, KY

Exceptional 55.78-acre estate just minutes from Brannon Crossing & Lexington. This 2022-constructed equestrian property features a vaulted modern farmhouse with open-concept layout, bright chef's kitchen, screened porch, and stunning views all around. The 2777 sq ft home boasts 2 main-level primary suites, gas fireplace, 3-car garage, 1974 sq ft unfinished walkout basement with poured concrete, full bath rough-in + equipment garage. The 2022 barn is fitted with six 12x12 stalls with Nelson heated waterers, tack and feed rooms, hot/cold wash rack, hay loft, ½ bath, and 40-ft bull pen. A separate and impressive 4,250 sq ft building (2022) with two ½ baths (and rough in for shower) could be retrofitted as manager's quarters, workshop, office, plant nursery, custom garage and more. Currently functions as a pet boarding/grooming facility, offering optional turnkey income. Plat and two appraisals available. Boundary lines in photos/video are approximate.

Built in 2022



## Essential Information

MLS® #	25012470
Price	\$2,300,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1

Square Footage	2,777
Acres	55.78
Year Built	2022
Type	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, Farm, Trees
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## Interior

Heating	Electric, Heat Pump
Stories	One and One Half

## School Information

District	Jessamine County - 9
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## Additional Information

Date Listed	June 12th, 2025
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## Listing Details

Listing Office	The Brokerage
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