

# \$435,000 - 3075 Ky 8, Vanceburg

MLS® #25017071

## \$435,000

3 Bedroom, 2.00 Bathroom, 1,702 sqft  
Residential on 8 Acres

Rural, Vanceburg, KY

Let the business make your payment, Live, work, and grow â€” all from one exceptional property. This income-producing agricultural property offers established business from home with immediate revenue infrastructure already in place. For over 20 years, the acreage has supported a successful nursery business with room for continued growth and expansion. The property is equipped with three commercial-sized greenhouses, including two 50' x 20' structures and one 85' x 20' greenhouse with utilities in place. Additional infrastructure includes a 378 sq. ft. metal equipment building and a 10' x 13' storage building providing ample space for tools, supplies, and inventory management. Approximately 4 acres of fenced field in the rear enhance privacy while offering further multi use potential whether additional cultivation, livestock, or ever needed storage units. Limitless possibilities. The spacious 1,702 sq. ft. ranch-style home features 3 bedrooms, 2 baths, and an attached 2-car garage. A private drive leads to the beautifully landscaped property with numerous updates. Inside, you'll find replacement windows, a newly remodeled kitchen with granite countertops and a marble-top island, and stunning solid hickory tongue-and-groove flooring throughout the kitchen, dining area, and hallway. All updated appliances â€” stove, refrigerator, dishwasher, and microwave â€” convey with the home.

Built in 1980



## Essential Information

MLS® #	25017071
Price	\$435,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,702
Acres	8.00
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

## Community Information

Address	3075 Ky 8
Area	060 - Lewis County
Subdivision	Rural
City	Vanceburg
County	Lewis
State	KY
Zip Code	41179

## Amenities

Utilities	Electricity Connected, Natural Gas Not Available, Sewer Connected, Water Connected, Propane
Parking	Attached Garage, Driveway
# of Garages	2
View	Trees/Woods, Farm

## Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Microwave, Refrigerator, Range
Heating	Electric, Forced Air, Heat Pump, Other
Cooling	Electric, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas Log
Stories	One

## Exterior

Windows	Insulated Windows
Roof	Metal
Construction	Vinyl Siding
Foundation	Block

## School Information

District	Lewis County - 60
Elementary	Lewis Co. Central
Middle	Lewis Co Middle
High	Lewis Co High

## Additional Information

Date Listed	August 2nd, 2025
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## Listing Details

Listing Office	Story Realty
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