

\$1,340,000 - 2308 Evans Mill Road, Lexington

MLS® #26003813

\$1,340,000

Bedroom, Bathroom,
Farm on 87 Acres

Rural, Lexington, KY

This exceptional, fully improved estate acreage presents a rare opportunity in Fayette County, just minutes from Lexington and with convenient access to I-75. Encompassing gently rolling, private countryside, the property features approximately 3,175 linear feet of road frontage along Evans Mill Road, allowing for multiple premier homesites or thoughtfully designed estate improvements. The land has been meticulously developed with long-term stewardship in mind, including 4-board and woven wire fencing, a gravel farm lane, underground water lines, electric service, multiple gated entrances, and professionally renovated pastures. Ritchie waterers support rotational grazing, water conservation, and responsible livestock management, making the farm equally suited for refined agricultural use or an executive rural retreat. A newly constructed barn and equipment building elevates the offering, complete with an 8-pen cattle working facility, climate-controlled workroom, workshop with garage bay, half bath, and hot water. Both the barn and front pasture are enhanced with in-ground electric Smart Dog fencing, blending modern convenience with discreet design. Tucked away at the end of a dead-end road, this serene property offers rare seclusion while bordering the protected beauty of Raven Run Nature Sanctuary. The farm is rich in wildlife, including wild turkey and exceptional trophy-class whitetail deer, some of the largest recorded in the county—creating an



unparalleled recreational and natural setting. Protected under the Purchase of Development Rights (PDR) program, this distinguished farm ensures the preservation of its pastoral character, natural beauty, and investment integrity for generations. A truly rare offering combining privacy, proximity, and premier improvements in one of Central Kentucky's most desirable locations.

Essential Information

MLS® #	26003813
Price	\$1,340,000
Acres	86.70
Type	Farm
Sub-Type	Farm
Status	Active

Community Information

Address	2308 Evans Mill Road
Area	003 - Fayette County SE
Subdivision	Rural
City	Lexington
County	Fayette
State	KY
Zip Code	40515

Amenities

Utilities	Electricity Connected, Water Connected
View	Rural, Trees/Woods, Farm

Exterior

Lot Description	Cleared, Wooded, Gentle Sloping, Hilly
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School Information

District	Fayette County - 1
Elementary	Squires
Middle	Edythe J. Hayes
High	Henry Clay

Additional Information

Date Listed March 2nd, 2026

Listing Details

Listing Office Berkshire Hathaway De Movellan Properties



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