

# \$1,400,000 - 1390 Groggins Ferry Road, Nicholasville

MLS® #26005249

## \$1,400,000

4 Bedroom, 3.50 Bathroom, 2,777 sqft  
Farm on 31 Acres

Rural, Nicholasville, KY

Exceptional development opportunity featuring 30 acres with five approved lots, offering flexibility for investors, builders, or those looking to create a private estate setting. Lot 3 includes an existing 1.5-story home with an unfinished basement and attached garage—a well appointed primary residence with first floor master. Enjoy a peaceful setting while still being just minutes from Brannon Crossing, shopping, dining, and an easy drive into Lexington. A rare chance to bring your vision to life in a highly convenient location

Built in 2022

## Essential Information

MLS® #	26005249
Price	\$1,400,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,777
Acres	30.83
Year Built	2022
Type	Farm
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**

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

### **Interior**

Interior Features	Entrance Foyer
Heating	Electric, Heat Pump
Cooling	Central Air
Fireplace	Yes
Stories	One and One Half

### **Exterior**

Lot Description	Wooded, Waterfront, Gentle Sloping, Floodplain
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### **School Information**

District	Jessamine County - 9
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### **Additional Information**

Date Listed	March 17th, 2026
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### **Listing Details**

Listing Office	Building The Bluegrass Realty
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