

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

MLS® #26009331

\$1,340,000

Bedroom, 0.50 Bathroom,
Residential 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.

Built in 9999

Essential Information

MLS® #	26009331
Price	\$1,340,000
Bathrooms	0.50
Half Baths	1
Acres	86.70
Year Built	9999
Type	Residential
Sub-Type	Single Family Residence
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
Parking	Garage Faces Side
# of Garages	2
View	Rural, Trees/Woods, Farm

Exterior

Lot Description	Secluded, Wooded, Many Trees
-----------------	------------------------------

Construction	Other
Foundation	Other

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
----------------	---



The data relating to real estate for sale on this website comes in part from the Internet Data Exchange Program of the Bluegrass Realtors Multiple Listing Service. Real estate listings held by IDX Brokerage firms other than RE/Max Properties East are marked with the IDX logo or the IDX thumbnail logo and detailed information about them includes the name of the listing IDX Brokers. Information Deemed Reliable but Not Guaranteed©2022 Bluegrass Realtors Multiple Listing Service. All rights reserved.