

\$1,700,000 - 5800 Sugar Creek Pike, Nicholasville

MLS® #24012380

\$1,700,000

7 Bedroom, 5.00 Bathroom, 4,100 sqft

Land - Farm/Land on 95 Acres

Rural, Nicholasville, KY

The First Vineyard is the first commercial vineyard in the United States of America. This historic land situates you on +/-95 acres along the Kentucky River. The First Vineyard is uniquely positioned to allow for a multitude of business and recreational endeavors. Due to its location, zoning and conditional use eligibility you may have the opportunity to develop and expand in ways that few properties in the heart of the Bluegrass Region would otherwise allow--e.g. private resort, restaurant, distillery, event destination, equine facility. Approximately 22 of these acres are already permanently permitted for special uses. This property is equipped with a number of improvements: original cabin (1805), event space, tasting room, and generously sized lodge. With proximity to renowned distilleries, historic thoroughbred farms, and the City of Lexington, you are in the middle of it all. Enjoy the emerging tourism demand in this tranquil setting, with a story to tell and a promising future of which you can take advantage. Please be sure to examine the interactive map and other documentation to fully grasp the opportunity that this land presents.

Built in 1994

Essential Information

MLS® #	24012380
Price	\$1,700,000
Bedrooms	7



Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,100
Acres	95.00
Year Built	1994
Type	Land - Farm/Land
Sub-Type	Farm
Status	Active

Community Information

Address	5800 Sugar Creek Pike
Area	009 - Jessamine County
Subdivision	Rural
City	Nicholasville
County	Jessamine
State	KY
Zip Code	40356

Amenities

Utilities	Telephone
View	Rural, Other, Water, Farm
Is Waterfront	Yes

Interior

Heating	Propane Tank Leased, Heat Pump
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Exterior

Lot Description	Level, Waterfront, Floodplain, Bottom Land, Gently Rolling, Wooded, Cleared, Hilly
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School Information

District	Jessamine County - 9
Elementary	Warner
High	East Jess HS

Additional Information

Date Listed	June 17th, 2024
Zoning	AR, Other

Listing Details

Listing Office

Christies International Real Estate Bluegrass



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