

# \$2,995,000 - 1390 Groggins Ferry Road, Nicholasville

MLS® #25005130

## \$2,995,000

Bedroom, Bathroom,  
Comm/Prof/Ind on 60 Acres

Rural, Nicholasville, KY

59.83 Acre Dog Boarding/Grooming Facility & Equestrian Estate w/ 4-Bed Modern Farmhouse + Future Development Potential! Minutes from Brannon Crossing & Lexington's shopping/dining, this exceptional property includes the sale of a thriving dog boarding business. The 4,250 sq. ft. pet facility (2022) grossed over \$235K in 2024 and features reception/retail, kennels, grooming room, indoor play area & outdoor paddocks. A state-of-the-art 6-stall horse could add another income stream: 36x54 barn includes Nelson heated waterers, a tack room, 1/2 bath, hot/cold wash rack, feed room & outdoor training ring + 2 paddocks and add'l large acreage. The 4-bed, 3.5-bath modern farmhouse (2022) sits behind the working farm area for privacy, offering an open floor plan, vaulted den, chef's kitchen, screened porch, and unfinished basement with multi-gen potential. Future E-Nicholasville Bypass extension at back of property (see plat) will create an estimated 11-acre development parcel for future investment. Perfect for pet-care business owners, equestrians, or investors! Boundary lines in photos and video are approximate - plat avail.

Built in 2022

## Essential Information

MLS® #	25005130
Price	\$2,995,000



Acres	59.83
Year Built	2022
Type	Comm/Prof/Ind
Sub-Type	Business, Other
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	Other, Telephone
Features	Air Conditioning, Hot Water Heater
Parking	1 - 5 Spaces, Gravel, On Site

### **Interior**

Stories	One
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### **Exterior**

Roof	Composition, Metal
Construction	Aluminum Siding, Stone, Other, Concrete, Brick

### **Additional Information**

Date Listed	March 18th, 2025
Zoning	Agricultural-Pet business cond'l use

### **Listing Details**

Listing Office	The Brokerage
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