

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

MLS® #25005145

## \$2,995,000

4 Bedroom, 4.00 Bathroom, 2,777 sqft  
Land - Farm/Land on 60 Acres

Rural, Nicholasville, KY

59.83 Acre Equestrian Estate w/ Modern Farmhouse! Minutes from Brannon Crossing & Lexington, this serene farm is complete with a newer construction 4 bed 3.5 bath modern farmhouse (2022) and is gated behind the working portion of farm. Ideal floor plan w stunning views, vaulted den open to a bright chef's kitchen + lrg pantry, screened back porch + open deck, 2 primary suites on main level, 2 additional beds upstairs, + unfinished walkout basement for future expansion (could also work for multi-generational families.) State-of-art 36x54 6-stall horse barn (constr 2022): 6 Nelson heated waterers, tack room, 1/2 bath, hot/cold wash rack, bull pen, feed room & outdoor training ring. Current owners also operate a dog boarding business in an add'l building on site, but the 4250 sq ft building could be used as a farm office or other use (constructed in 2022). For those interested in keeping the dog boarding business going, it grossed over \$235K in 2024 and is complete w clients & staff, reception/retail, kennels, grooming room, indoor play area & outdoor paddocks. Boundary lines in photos + video are approx - plat avail.

Built in 2022

## Essential Information

MLS® #	25005145
Price	\$2,995,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,777
Acres	59.83
Year Built	2022
Type	Land - Farm/Land
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**

View	Rural, Trees, Farm
Is Waterfront	Yes

### **Interior**

Heating	Electric, Heat Pump
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### **Exterior**

Lot Description	Wooded, Waterfront, Gently Rolling
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### **School Information**

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

Date Listed	March 18th, 2025
Zoning	AR

### **Listing Details**

Listing Office	The Brokerage
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