

Eastern Kentucky Horse Farm

10.00 Acres

Pike County, KY

\$725,000



HAYDEN  OUTDOORS®

Eastern Kentucky Horse Farm

TOTAL ACRES:

10.00

PRICE:

\$725,000

COUNTY:

Pike County

CLOSEST TOWN:

Boldman, KY

Activities & Amenities:

Campground
Cattle/Ranch
Equestrian/Horse Property
Hotel/B&B/Resort
House/Cabin
Income Producing
Lodge/Resort
Outbuilding/Barn/Shed/Shop
Recreational Business
Stream/River
Water Access
State Hunting Unit: Zone 4

Land Details

Address: 35 Kinsey Dr, Pikeville,
Kentucky 41501, USA
Closest Town: Boldman
Total Acres: 10.00
Deeded Acres: 10.00
Zoning: Residential
Elevation: 500
Topography: Flat
Vegetation: grass
Pasture Acres: 9
Riverbottom Acres: 5
Include Business: Yes
Income Type: Rental
Estimated Taxes: \$3,500 - 2022
Source of lot size: Survey

Building Details

Homes: 1
Style of Home(s): Single Family Home
Finished Sq. Ft.: 4500
Unfinished Sq. Ft.: 0
Bedrooms: 5
Full Bathrooms: 3
Basement: None
Parking Types: Driveway
Total # of Spaces: 5
Outbuildings: 4
Types of Outbuildings:

- Horse Barn
- Equipment Shed
- Gazebos
- Laundry Facility
- Concession Stand

Fence Type: Picket Fence
Cooling Systems: Forced Air Cooling
Heating Systems:
Electric Heaters

- Fireplace
- Forced Air
- Wood Stove

Waterfront Features:

- 500 Feet of creek frontage and access.

Property Summary

This property is located in the beautiful Eastern Kentucky mountains, just outside of Pikeville. This is truly a one of a kind property. The home features 5 bedrooms, 3 full baths, and nearly 4,500 square feet of living space. Built in 1930, it has some very unique features, with original doors, window moldings, and staircase. Heat up this home with the two working fireplaces, or turn on the free natural gas provided at no cost.

Land

Ten prime acres located along Highway 1384 just south of Boldman, KY. This property is very flat, mostly pasture and grass, with timber running along the creek edges.

Improvements

It has an amazing updated 19 stall horse barn with electricity, water, and storage for feed. This large barn has three chandeliers hanging from the ceiling giving it a very charming atmosphere. You can host weddings, birthday parties, and horse shows. There is also a show ring with a gorgeous white picket fence around it well lit and a gazebo in its center. A fully equipped concession stand with a stove, refrigerator, oven, and microwave. It has a judges viewing booth and sliding window to sell anything you desire at events. There is a small out building for storing lawnmowers and yard equipment, two gazebos, and a wash room. Additional electricity can be found ran throughout the entire property. There is plenty of room for multiple trucks, with trailers, to park and hook up to electricity. It also has a brand new tin roof that was added to the home less than 3 months ago and has a ten year warranty remaining.





Recreation

This is the perfect horse property or business. This property provides a substantial additional income that can range from \$1,500 a weekend to much more for horse shows.

Water/Mineral Rights & Natural Resources

Free natural gas will be provided for the home.

Region & Climate

This part of the state is definitely quiet and remote but not exceptionally far from normal needed amenities. Summers are warm and some what humid and the winters are mild with little snow fall.

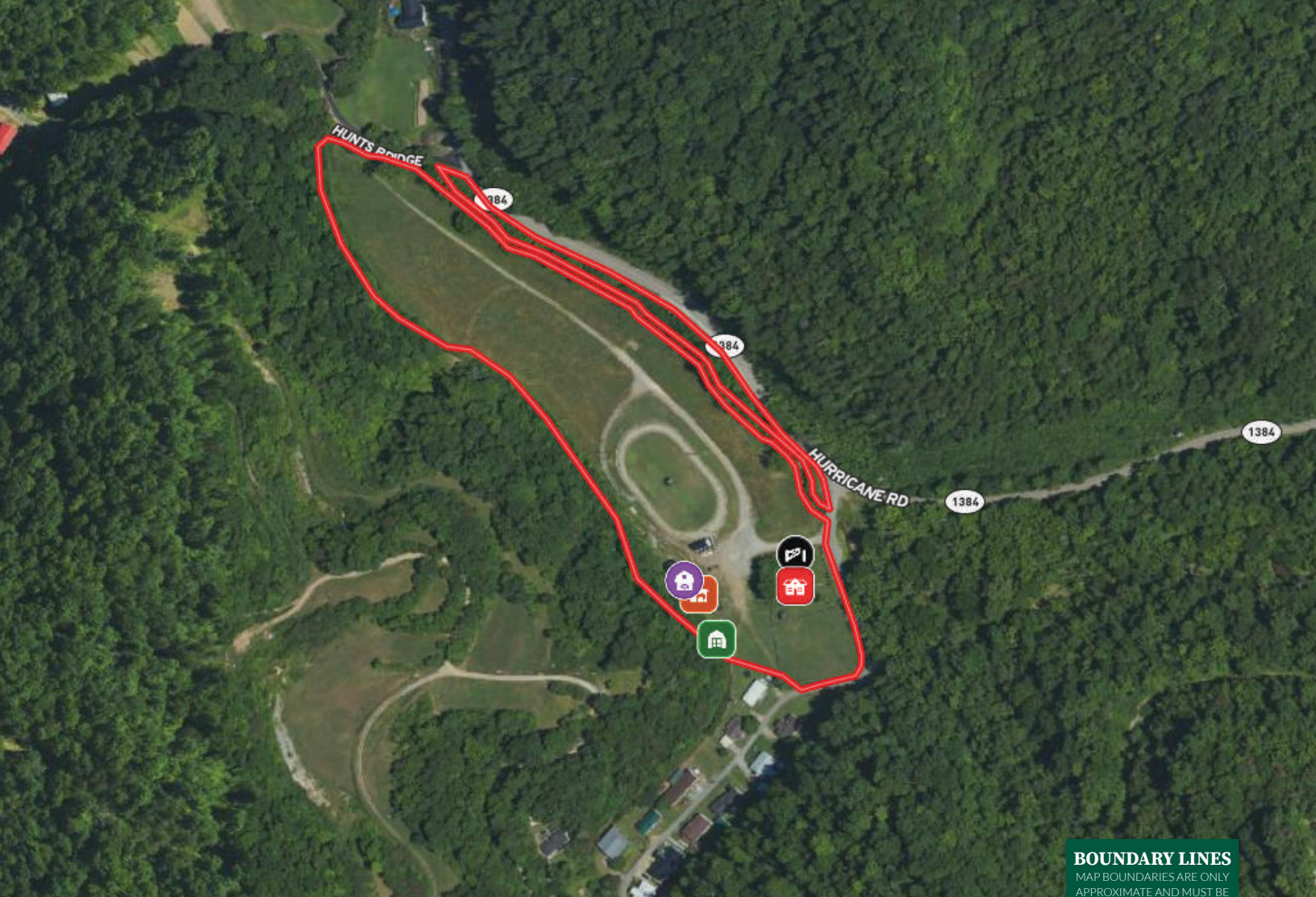
Location

This property is located less than 20 minutes from a small airport in Pikeville and roughly 45 minutes south of Prestonsburg, KY.



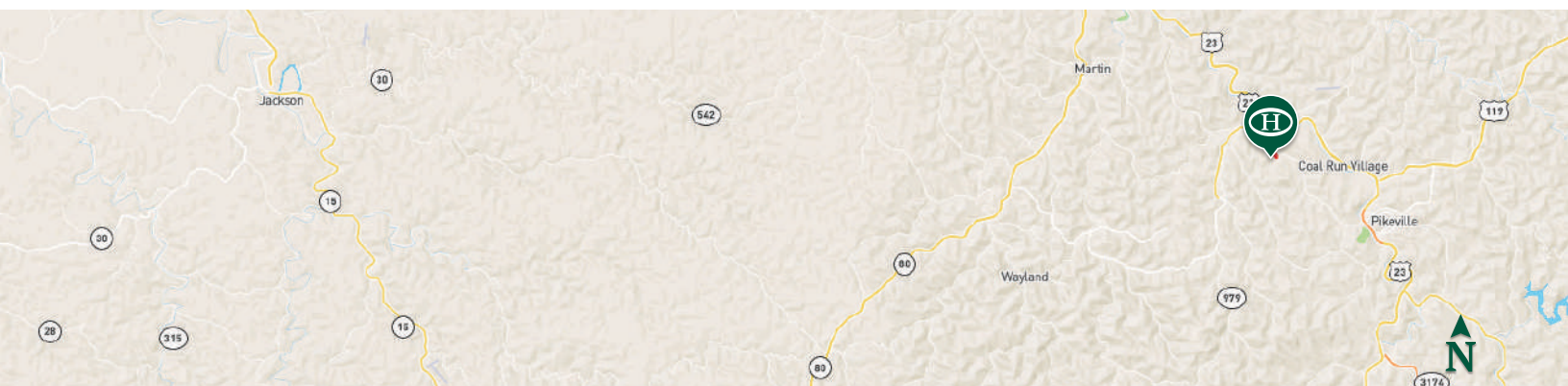
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Boundary Main House Gate Horse Stable Shed / Shack Barn

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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