

\$3,200,000

790 CR-1221, IRVINE, KY 40336, USA

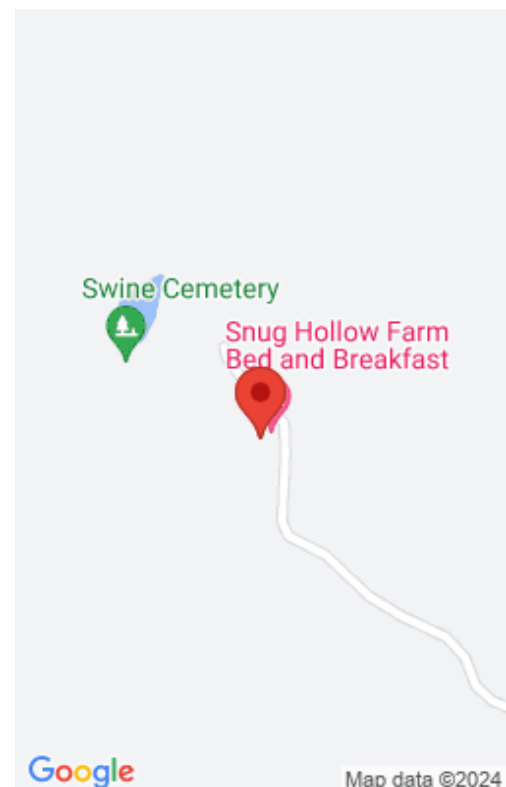
<https://www.kyprimerealty.com>

Snug Hollow Farm, currently a nationally renowned, Southern Living endorsed Bed & Breakfast. Perfect for a single family residence with multi-generational family accommodations, income producing opportunities, corporate retreat setting or non-profit ventures. There is truly a plethora of potential uses with this incredible land for all seasons with endless possibilities! An appealing location with both [...]

- 9 beds
- 9.00 baths
- Farm
- Land-Farm/Land
- Active
- 7163.00 acres



Susan Napier



Location Details

County: Estill Estill	Area Desc: 020 - Estill County
Directions: Take I-75 to the Richmond/Irvine exit. Travel on the bypass to Hwy 52 and go 18 miles toward Irvine. Turn right at McDonalds onto Wisemantown Road and go 1 mile. Turn left on Red Lick Road/Hwy 3328 and travel 7 miles to McSwain Branch Road on the right. Proceed 1 mile on dirt road to Snug Hollow.	Topography: Bottom Land,Cleared,Gently Rolling,Hilly,Level,Wooded
Zoning: AR	School District: Estill County - 20
Elementary School: Estill Springs	Intermediate School: West Irvine
Middle or Junior School: Estill Co	High School: Estill Co

Property Details

Lot Dimensions: 290 Acres	Finished Area Total: 7163.00
Unfinished Area Total: 1536.00	Below Grade Unfinished Area: 1536.00
Farm w/House: Yes	

Property Features

Main Residence Features: Basement,Den,Dining Room,Family Room,Fireplace,Hardwood Floors,Older Home,Wood Stove	Heating: Baseboard,Propane Tank Leased,Propane Tank Owned,Solar,Space Heater,Wood
Sewer: Septic Tank	Housing: Guest,Main
Utilities: Telephone	Utilities: Electricity: Electricity Connected
Utilities: Propane: Propane Connected	Utilities: Water: Water Connected

Fees&Taxes

Tax Rate: 9.0





Miscellaneous

Water Source: Cistern, Spring(s)	Conservation Easement: No
Present Use: Crops, Other, Pasture, Recreation	Present Use: Potential Use: Tourism
Best Use: Horses, Other, Residential, Resort	Possession Main House: Close Of Escrow
Possession of Aux: Close Of Escrow	Possession of Farm: Close Of Escrow



Courtesy of

Office Name: Rector Hayden, Realtors	Office ID: 20180519171537918166000000
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