



**\$1,200,000**

## **890 HICKS PIKE, CYNTHIANA, KY 41031, USA**

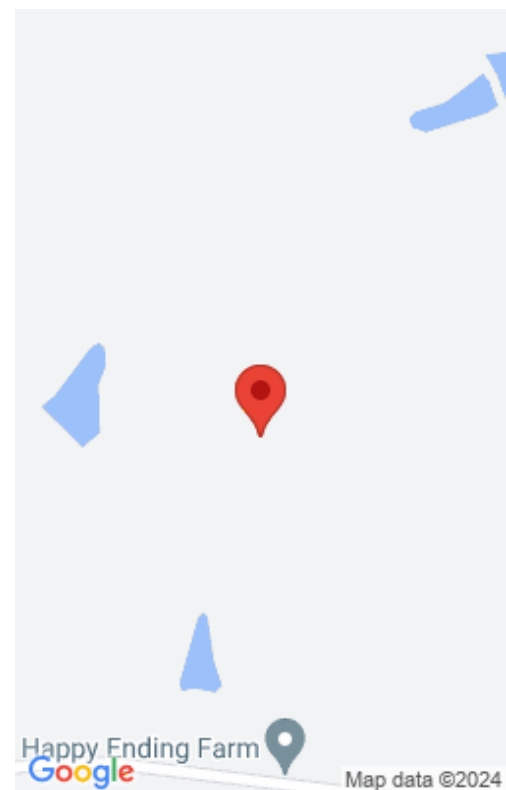
<https://www.kyprimerealty.com>

A Rare Offering! Brick Craftsman Style Farmhouse on 54 Beautifully Appointed Acres. Private tree lined Driveway. Preserved original design features include Smartly appointed Kitchen boasting tongue and groove beadboard ceiling, specialty Hardwood Floors, 10' high ceilings and large rooms. Formal Dining room, Formal Living Room w/ fireplace, Center Hall Foyer and Feature's the Seamless Craftsman Style Workmanship, [...]

- 3 beds
- 2.00 baths
- Farm
- Land-Farm/Land
- Active
- 2622.00 acres



**Dennis Nobles**



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# Location Details

|   |  |
|---|--|
| <b>County:</b> Harrison Harrison  | <b>Area Desc:</b> 016 - Harrison County      |
| <b>Directions:</b> From Georgetown or Cynthiana, 62 to Hicks Pike. Property will be on the right. From Russell Cave to the end, left on 62, right on Hicks Pike. Farm will be on right. | <b>Topography:</b> Level                     |
| <b>Zoning:</b> AR   | <b>School District:</b> Harrison County - 16 |
| <b>Elementary School:</b> Harrison Co   | <b>Intermediate School:</b> Not Applicable   |
| <b>Middle or Junior School:</b> Harrison Co   | <b>High School:</b> Harrison Co              |

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# Property Details

|   |   |
|---|---|
| <b>Lot Dimensions:</b> 54 acres- 2 tracts | <b>Finished Area Total:</b> 2622.00         |
| <b>Unfinished Area Total:</b> 1424.00     | <b>Below Grade Unfinished Area:</b> 1331.00 |
| <b>Above Grade Finished Area:</b> 2529.00 | <b>Above Grade Unfinished Area:</b> 0.00    |
| <b>Non-Compliant Finished Area:</b> 93    | <b>Farm w/House:</b> Yes                    |

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# Property Features

|   |  |
|---|--|
| <b>Main Residence Features:</b> Basement,Den,Dining Room,Fireplace,Foyer,Garage,Hardwood Floors,Older Home,Wood Stove | <b>Architectural Style:</b> Craftsman    |
| <b>Fencing:</b> V-Mesh,Wire   | <b>Heating:</b> Floor Furnace,Oil,Wood   |
| <b>Sewer:</b> Septic Tank   | <b>Housing:</b> Main                     |
| <b>Farm Improvements:</b> Auto Waterers,Hay Storage,Horse Barn(s),Run In Shed(s)                                      | <b># of Fields:</b> 6                    |
| <b># of Stalls:</b> 16  | <b># of Horse Barns:</b> 1               |
| <b># of Paddocks:</b> 5   | <b>Utilities:</b> Other                  |
| <b>Utilities: Water:</b> Water Connected  | <b>Utilities: Cable:</b> Cable Available |





# Fees&Taxes

Tax Rate: 10.500



# Miscellaneous

Water Source: Public

Conservation Easement: No

Present Use:  
Horses,Pasture,Recreation

Best Use: Cattle,Horses,Pasture,Recreation,Residential

Possession Main House: Close Plus  
30 Days

Possession of Aux: Close Plus 30 Days

Possession of Farm: Close Plus 30  
Days



# Courtesy of

Office Name: Turf Town Properties

Office ID: 20180519171538235258000000

