



# Bluegrass Home Group

2357 Huguenard Dr STE 200 | Lexington, KY 40503

859-407-0230

**3702 Jakes Heavenly Highway**

**\$395,000.00**



Beautiful combination of bottom land and forested hillsides adjacent to Station Camp Creek. Have all the rural feel of Estill County at its best with quick access to Richmond,. Recreational paradise or farm homestead, you decide. tons of history here as this was the center of Alumbaugh, Kentucky and still contains the old Alumbaugh store that once served local families for many a mile. Available for the first time in well over a hundred years, parcels like this are a rarity. Portion of bottom land is in FEMA flood zone A.

## Property Highlights

**Acreage:** 105.4

**Location:** 55 miles SE of Lexington, KY

**Closest Town:** Irvine

**Access:** Paved road

**Topography:** Level, Hilly, Cleared, Wooded, Bottom Land

**Improvements:** Barn, Fencing

**Forage:** 32 acres of highly productive bottom land

**Capacity:** 5 to 10 producing cows

**Water:** Rural Water, Station Camp Creek

**Wildlife:** Turkey, deer and possibly black bear

**Utilities:** Rural Water, Electricity

**Development Potential**  
Multiple building sites

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