



River Front Homestead Near Grayson Lake

199 +/- Acres | Elliott County, KY | \$681,575



ADDRESS

2274 S. KY 7
Sandy Hook, KY 41171

LOCATION

From the Junction of Hwy 32 and Hwy 7 in Sandy Hook, proceed south on Hwy 7 for 2.3 miles to property entrance on left.

PROPERTY SUMMARY

Welcome to a remarkable 199± acre creek front homestead just two miles from Sandy Hook, KY. This diverse working farm offers a rare blend of agricultural opportunity, timber value, natural beauty, and rural privacy. With 1,800 feet of road frontage on KY-7, access is convenient, yet the peaceful setting feels miles from town.

The land includes 31 acres of productive hay fields, 28 acres of fenced pasture, and 121 acres of marketable hardwoods—ideal for farming, livestock, hunting, or investment. Sandy River runs through the property, which flows into nearby Grayson Lake, perfect for recreation. Three functional barns support hay, tobacco, and cattle operations.

A long gravel driveway leads to a 1,800 sq ft, 3-bed, 2-bath home built in 2011, featuring a walkout basement, large front porch with views, an unfinished basement and a stocked pond. This property offers a rare chance to live, work, and

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National Land Realty
2724 Halifax Bailey Road
Scottsville, KY 42164
Nationalland.com

Luke Biscan
Office: 859-350-7388
Cell: 270-404-4288
Fax: 864-331-1610
Lbiscan@nationalland.com

Michael King
Office: 859-340-8044
Cell: 859-779-9688
Fax: 864-331-1610
Mking@nationalland.com

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