

**Custom Home with Private Lake**  
106 DK Ranch Ln  
Ashland, KY 41102

**\$699,000**  
17± Acres  
Greenup County





## Custom Home with Private Lake Ashland, KY / Greenup County

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### **SUMMARY**

#### **Address**

106 DK Ranch Ln

#### **City, State Zip**

Ashland, KY 41102

#### **County**

Greenup County

#### **Type**

Farms, Hunting Land, Lakefront, Single Family, Recreational Land, Residential Property

#### **Latitude / Longitude**

38.440973 / -82.764567

#### **Dwelling Square Feet**

3400

#### **Bedrooms / Bathrooms**

4 / 2.5

#### **Acreage**

17

#### **Price**

\$699,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/custom-home-with-private-lake-greenup-kentucky/86437/>



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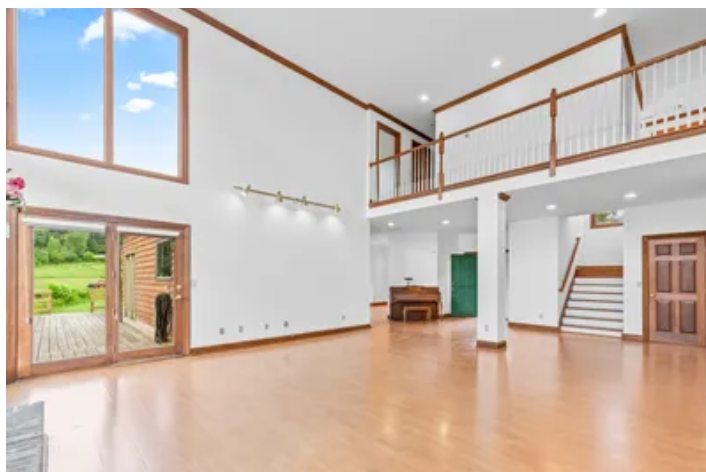
### **PROPERTY DESCRIPTION**

Welcome to your own slice of paradise with this private, one-of-a-kind retreat set on 17 +/- acres of pure Kentucky beauty! The 3,400 sq ft custom home offers the perfect blend of comfort, functionality, and wide-open space. The crown jewel of the land is a stunning 4 +/- acre stocked lake, stocked with bass, bluegill, and catfish—ideal for fishing, peaceful mornings on the water, or simply enjoying the serene views from the large lakeside deck. If you're looking for space to roam, this property provides endless opportunities for small-scale farming or a self-sustaining lifestyle. A blacktop driveway with classic board fencing leads to the beautifully maintained home featuring 4 spacious bedrooms and 2.5 bathrooms. Fresh interior paint, new decking, and expansive windows that flood the home with natural light make this residence as inviting as it is functional. A 2-car garage and a large equipment shed provide ample storage for vehicles, tools, and farm equipment. The land is well-suited for livestock, gardening, or simply enjoying the land. Adding even more value is a charming on-site cabin currently used as a rental, generating \$650 per month in income. Along with its private setting, the property is in an excellent location—just 20 +/- minutes from both Ashland and Grayson, KY—offering the perfect balance of rural privacy and access to nearby amenities. Grayson Lake, Greenbo Lake, and the Ohio River are all nearby as well, providing added recreational opportunities for boating, fishing, and outdoor adventure. Whether you're looking to start your own farm, enjoy lakefront living, or invest in a multi-use rural property, this one-of-a-kind estate offers the space, setting, and potential to turn your vision into reality! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Isaac Singer at [\(606\) 748-6458](tel:6067486458).

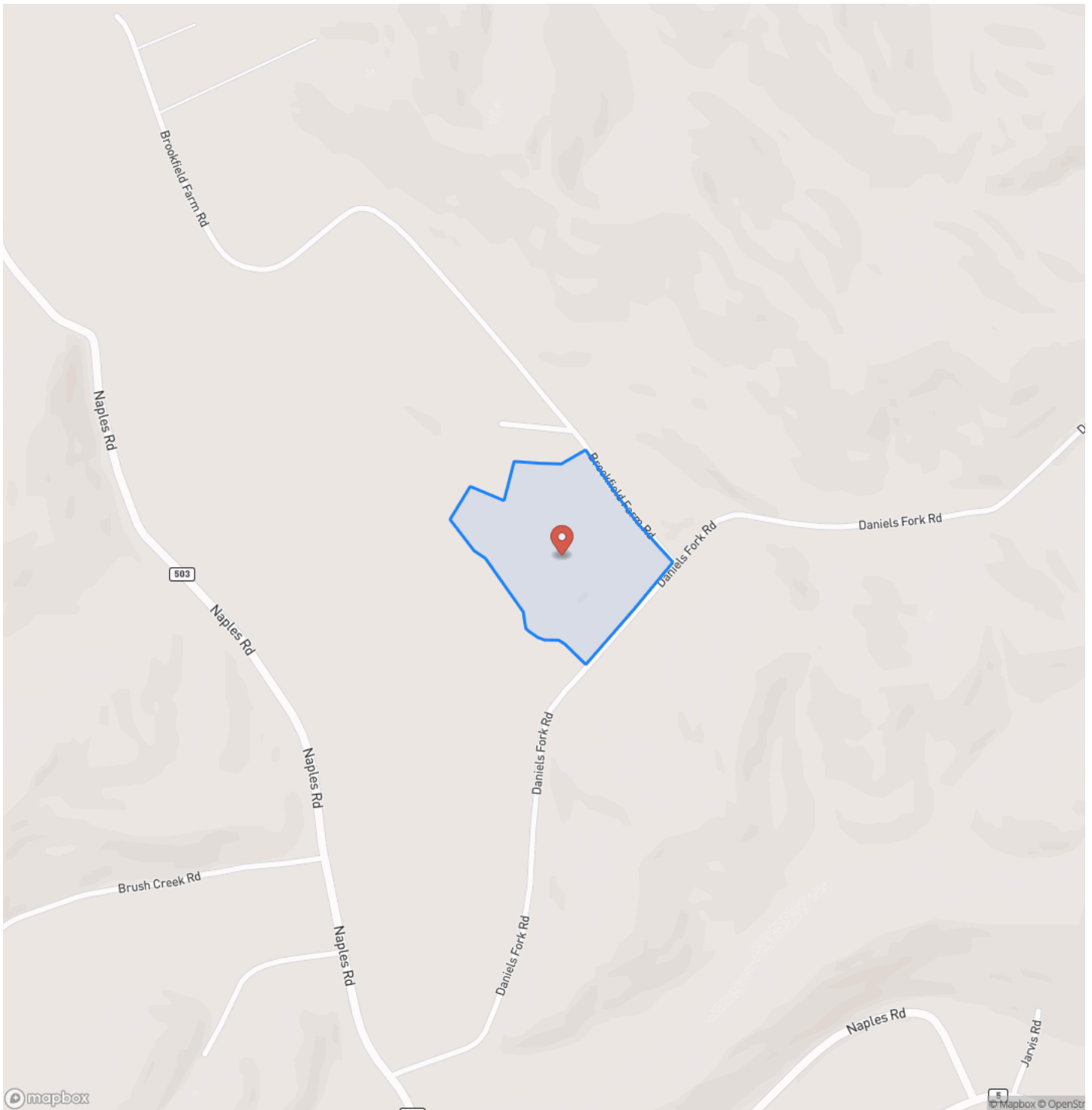
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



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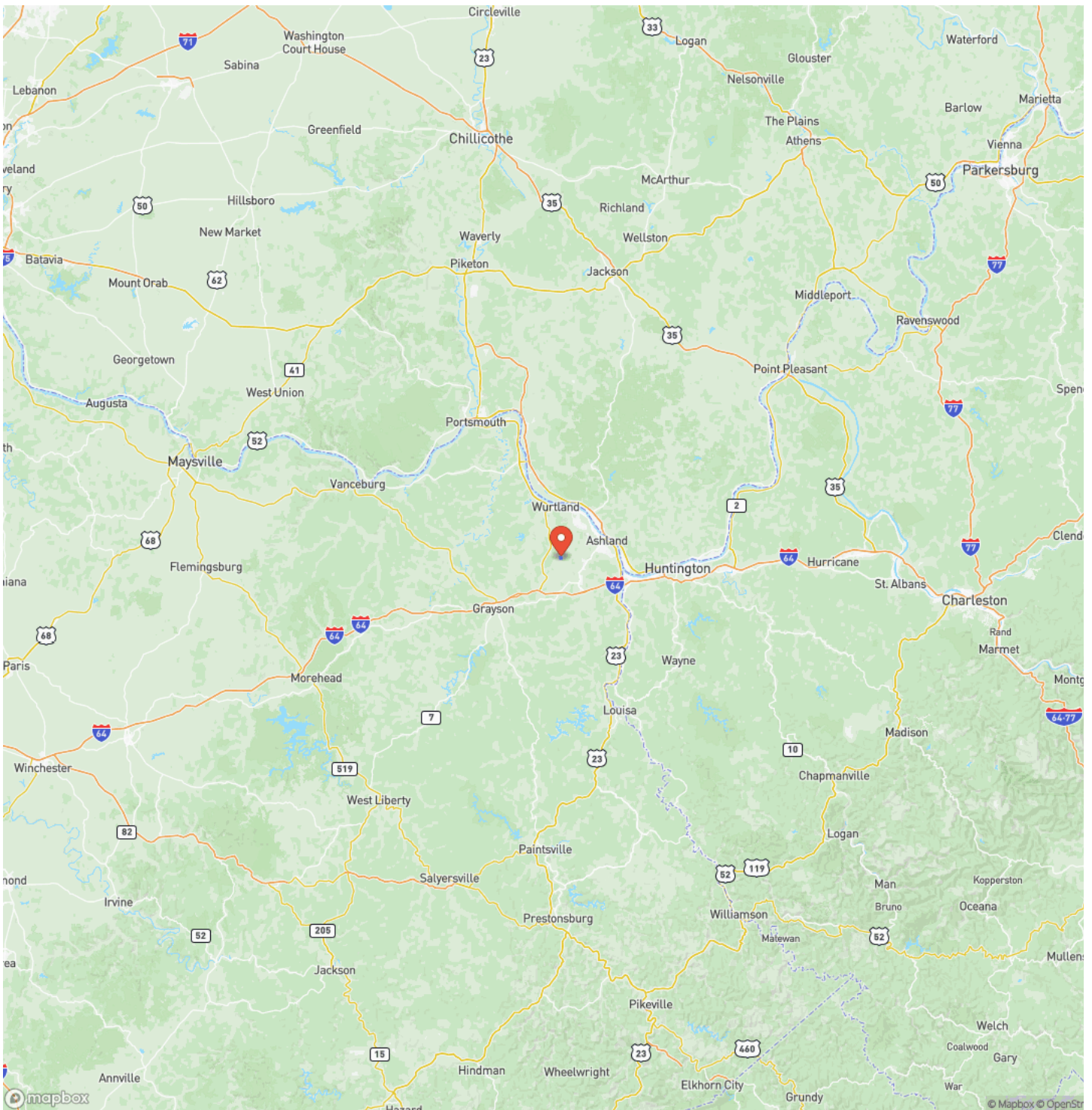


## Locator Map



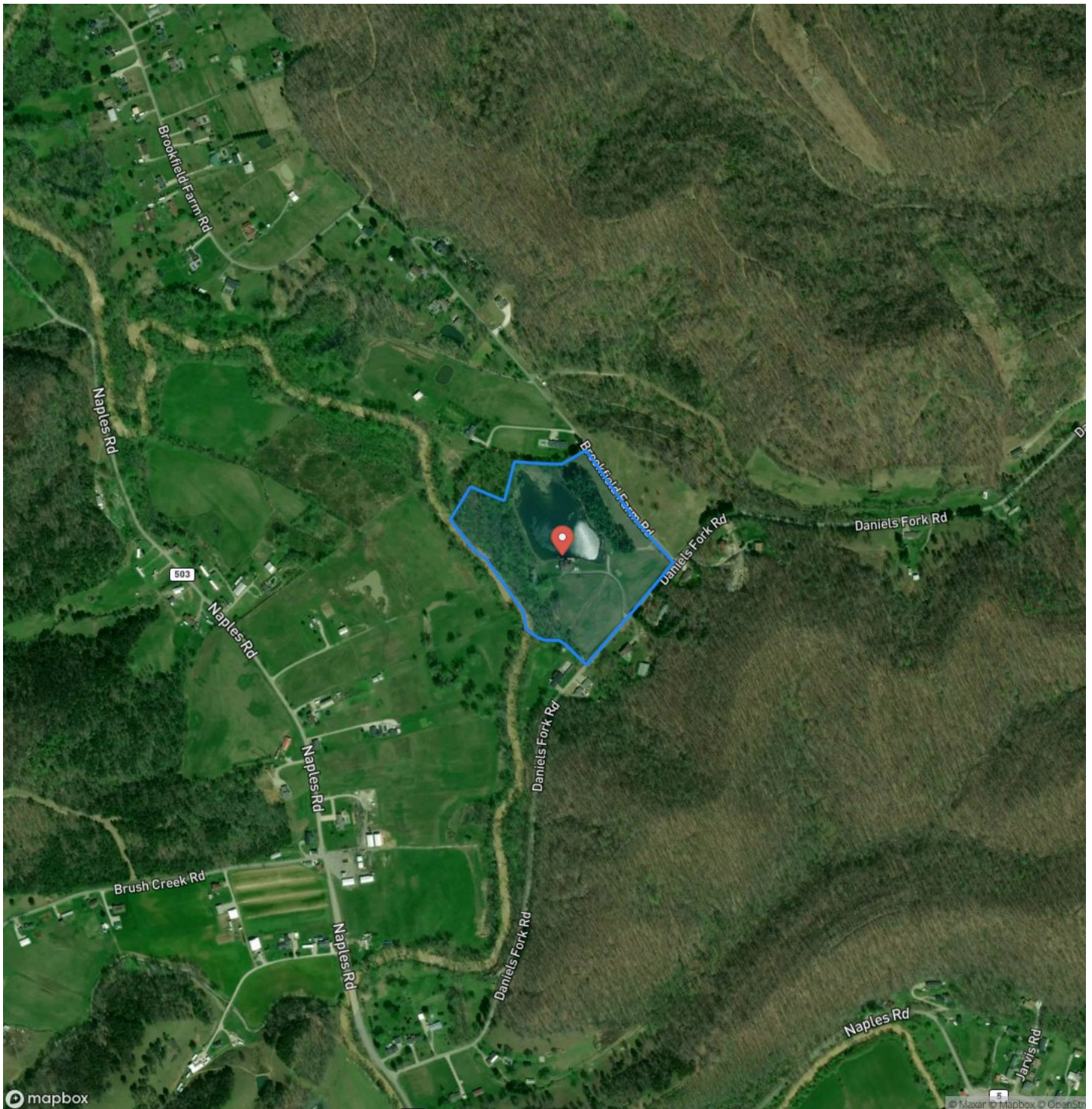


## Locator Map





## Satellite Map



## Custom Home with Private Lake Ashland, KY / Greenup County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Isaac Singer

## Mobile

(606) 748-6458

## Email

isaac.singer@arrowheadlandcompany.com

### Address

City / State / Zip

## NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings present.



**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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