

HILLCREST FARM

160 +/- Acres

1447 Lexington Road (US 25)
Scott County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657

Hillcrest Farm is an ideally-located horse farm located just three miles from the Kentucky Horse Park and just outside Georgetown city limits on US 25 (Georgetown/Lexington Road).

Historic main residence (some accounts date the house as early as 1802) is a classic story-and-a-half Georgian brick home with fan-lit doorway with approximately 4,425 square feet of living area and a recently-constructed three car attached garage. Adjacent to the main residence is a 740 square foot pool house/office, an in-ground pool, and a 18' x 18' stone building (former slave quarters).

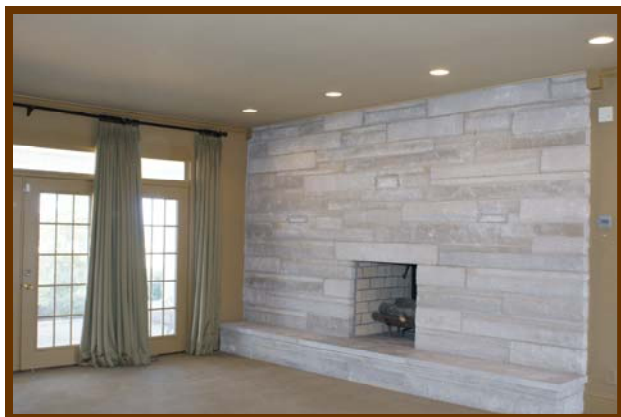
In the fall of 1795, with the business of farming, disposing of property, and preparations to move having been completed, two families who were to mean so much to Central Kentucky and Scott County history left their homes in Maryland and headed South. The heads of the families were George Viley and Francis Downing and with their caravan of furniture, slaves, and "a string of thoroughbreds", they crossed the mountains using the Wilderness Road route.



In 1816, John Downing, oldest son of the Downings, bought this farm and built a house which came to be known as ALTA MOUNT and later HILLCREST. Some accounts date the house to as early as 1802, and the story-and-a-half Georgian brick house with its fanlit doorway is typical of homes built by the children of well-to-do pioneers.

John Downing died in 1858 leaving his homeplace to his wife and daughter. The daughter, Henrietta, left the farm to her children, and they sold it to Augustus Payne in 1886 who deeded it to the Piatts in 1989. H. W. Gibson bought the farm in 1907 and five years later sold it to R. Wickliffe Preston. The last owners, Mr. and Mrs. H.P. Theodore, bought the property in 1956. Mr. and Mrs. Theodore brought to Georgetown its first major industry since 1945, Electric Parts Company. When it was sold to Sunbeam in 1965, employment was 700. The Theodore's sold the farm in 2001.

Presently the home contains approximately 4,425 square feet of living area. The first floor consists of the master suite with full bath; guest bedroom with full bath; entrance hall with fanlit doorway; dining room with tall ceilings and hardwood floors; large living room with old mantel, tall ceilings and beautiful hardwood floors; an eat-in kitchen; family room; utility room; powder room; and an enclosed porch. Upstairs in the original structure you will find two bedrooms and a full bath. A three car attached garage has been added.



Also located on the property is a four bedroom, three bath home containing approximately 3,000 square feet. This home contains, on the first floor, a dining room with hardwood floors, paneled family room with beams and a fireplace, "L-shaped" living room with hardwood floors and fireplace (spiral staircase to basement); kitchen; and a two car attached garage with stairway to upper level. A ceramic-tiled Jacuzzi room with whirlpool spa plus steam room and spiral staircase to master bedroom. The second floor contains three bedrooms, two ceramic-tiled baths, and a paneled office. The basement has an "L-shaped" rec room and utility room.



Two older homes utilized as employee housing are also strategically located on the farm. One home contains approximately 990 square feet with two bedrooms and one bath and is located on Etter Lane; the other is an older stone house in poor condition with great built-ins and wood work.



Horse improvements include a newer 16 stall concrete block barn, a 16 stall U-shaped barn with court yard, a 8 stall frame horse barn, and 6 run-in sheds. This farm has frontage on US 25 and Etter Lane and four entrances to the farm. Beautiful land in an ideal location.

HORSE IMPROVEMENTS:

- Newer 16 stall concrete block barn. Stalls measure 12' x 14'; 15' asphalt aisle with hay loft; office with half bath; tack/feed room; metal roof with skylights.



- 16 stall U-shaped barn with courtyard. 14 stalls measure 12' x 14' - two larger stalls. Barn has attached three bay equipment shed.
- 8 stall frame barn with metal siding. Stalls measure 11' x 12'; office with half bath; feed room; and hay loft.
- 6 run-in sheds.



ADDITIONAL IMPROVEMENTS:

- 7 bent tobacco barn with stripping room.
- 9 bent tobacco barn.
- Electric entrance gates (three).



Hillcrest Farm offers an excellent location just three miles from the Kentucky Horse Park, and it currently adjoins the Georgetown Urban Service Area. Featuring a renovated historic home and ample employee/guest housing as well as 40 stalls in 3 horse barns, the farm was acquired in three tracts and has frontage on US 25 (Georgetown/Lexington Road) and Etter Lane.



A unique opportunity to acquire a special place in the Bluegrass.

Information contained herein is believed to be accurate but is not warranted

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PRICE: \$2,950,000.

**Agent: Bill Justice
859-294-3200**

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Schwood Dr
Glenwood Dr

Eiler Ln

25

Lexington Rd

Subject
1461 Lexington Road
Georgetown, KY 40324

25

Lexington Rd

25

1000 Feet

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Map Unit Legend

Scott County, Kentucky (KY209)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsA	Ashton silt loam, 0 to 4 percent slopes	3.1	2.0%
Hu	Huntington silt loam	70.2	43.8%
McC	McAfee silt loam, 6 to 12 percent slopes	21.0	13.1%
McD	McAfee silt loam, 12 to 20 percent slopes	6.4	4.0%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	53.6	33.4%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	6.0	3.8%
Totals for Area of Interest		160.4	100.0%

