

2100 FORK CHURCH ROAD

42 +/- Acres

Lancaster, Garrard County, Kentucky



Come discover this absolutely gorgeous 42 +/- acre farm with some of the finest soils in the area featuring a very nice 17 stall barn, numerous outbuildings, mature trees, two ponds, excellent fencing, and asphalt roads throughout.

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Converted tobacco barn with 17 stalls and heated tack room.

Additional room above tack room along with nearby office in silo.



Large (12' x 13') stalls with metal doors and screens and tongue and groove stall fronts provide excellent ventilation.



Very handy 4-bay covered garage for equipment storage.

Long asphalt roads and V-mesh fencing surrounding the lush fields are perfect for your horse or cattle needs.



Beautiful and peaceful stocked ponds welcome you to the property in style.

Working round-pen just off the barn is convenient for breaking and training.



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PRICE: \$475,000.



**Mike Morrison, Agent
859-340-0302**

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Farmland Classification— Summary by Map Unit — Garrard and Lincoln Counties, Kentucky (KY618)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FfC2	Faywood-Fairmount complex, phosphatic, 6 to 12 percent slopes, eroded, rocky	Not prime farmland	15.4	36.2%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	25.5	60.1%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	0.3	0.6%
W	Water	Not prime farmland	1.3	3.1%
Totals for Area of Interest			42.4	100.0%





