

THE SHOW AND SALES BARN TRACT

A PORTION OF THE FORMER ANDERSON CIRCLE FARM

482 +/- Acres

Mercer County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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

This spectacular 15,000 +/- show and sales barn looms prominently on a rise facing Highway 127. This multi-faceted building is constructed of cement-based boards and natural limestone columns. Cupolas were utilized to allow natural light to flood the lobby area. The floor plan below depicts how this wonderful facility is laid out. Additionally, several adjacent holding/show pens have been constructed.





ADDITIONAL SHOW BARN IMPROVMENTS



- 84' x 88' barn with attached shed and stripping room.
- 34' x 60' cattle barn with full loft.
- Older silo with adjacent 60' feeder.
- 40' x 100' barn with double feeder; silo with auger.
- 30' x 60' metal holding barn.
- 48' x 84' tobacco barn
- 22' x 26' metal building with concrete floor.
- 66' x 120' barn
- 40' x 106' tobacco/cattle barn with heated feed room; plus 40' x 60' holding/cattle-working shed.
- 48' x 54' feeder barn.
- 96' and 100' covered feeders.
- 36' x 60' frame hay storage building with connecting 32' x 49' concrete block building, plus concrete block shop.
- Keller House—two story with four bedrooms.
- Keith House—brick ranch-style home with three bedrooms and two full baths.



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PRICE: \$4,600,000.



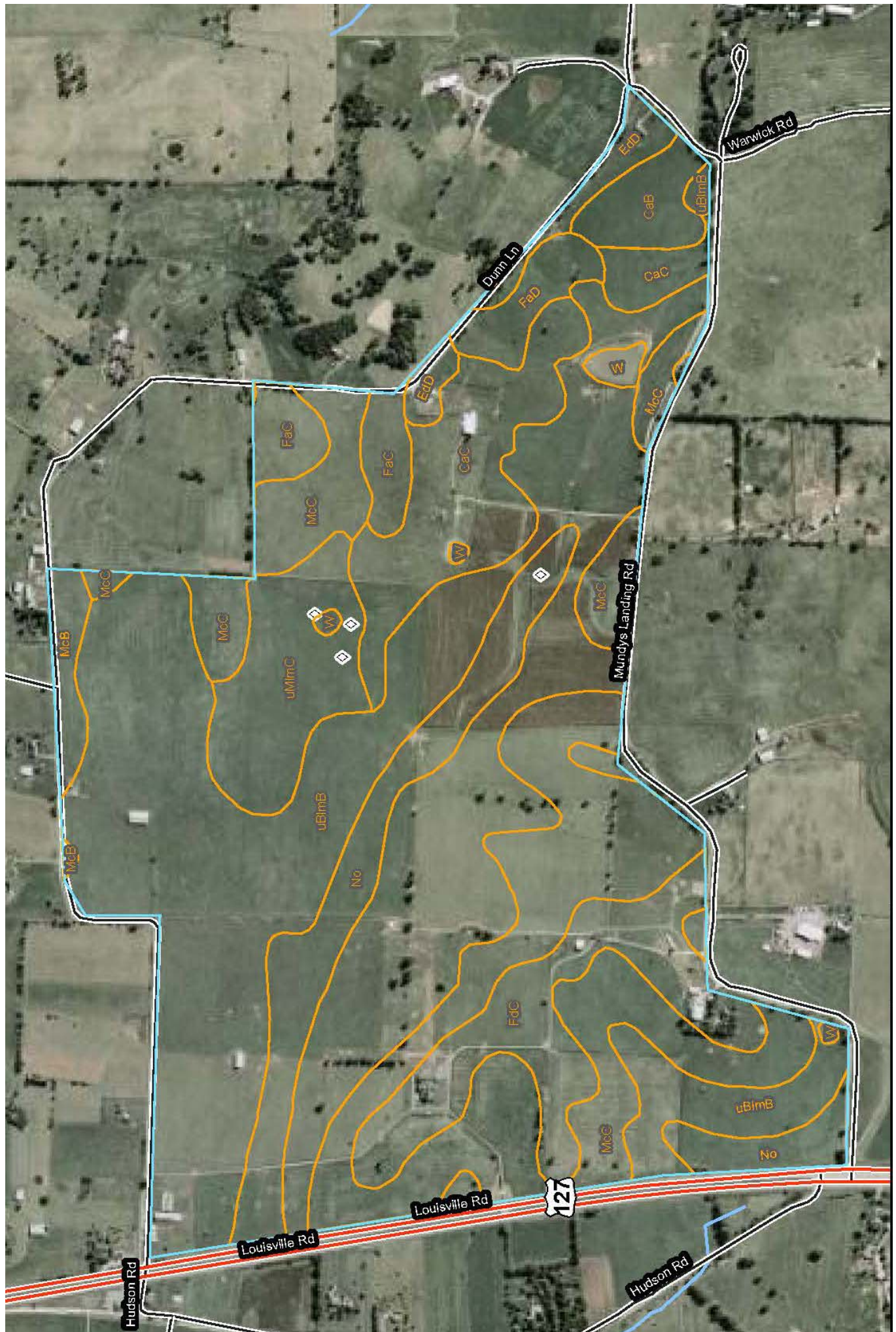
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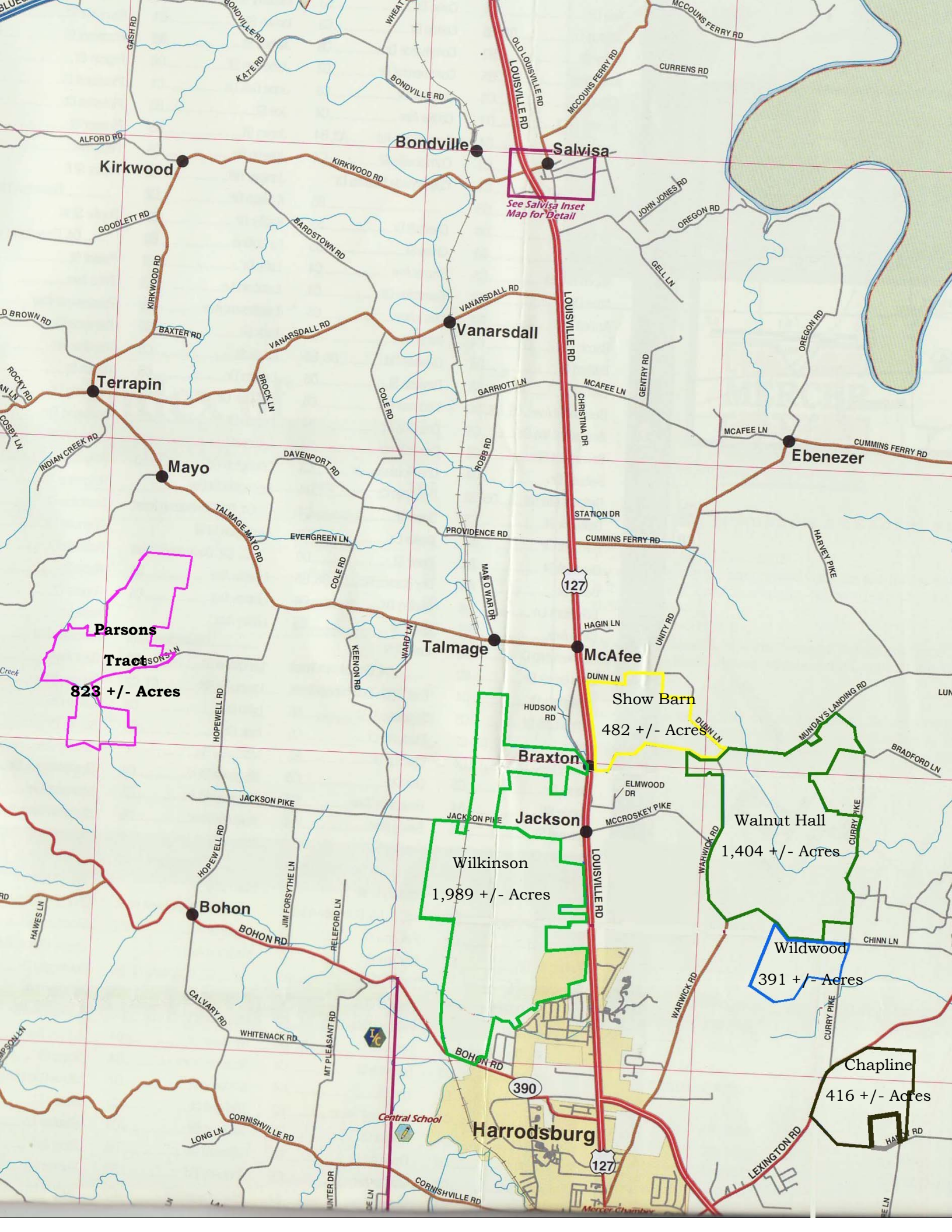
**Agent: Bill Justice
859-294-3200**

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaB	Caleast silt loam, 2 to 6 percent slopes	9.0	1.8%
CaC	Caleast silt loam, 6 to 12 percent slopes	37.4	7.7%
EdD	Eden silty clay loam, 6 to 20 percent slopes	8.6	1.8%
FaC	Fairmount-Rock outcrop complex, 6 to 12 percent slopes	11.4	2.4%
FaD	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	8.0	1.7%
FdC	Faywood silt loam, 6 to 12 percent slopes	37.3	7.7%
McB	McAfee silt loam, 2 to 6 percent slopes	6.4	1.3%
McC	McAfee silt loam, 6 to 12 percent slopes	103.8	21.4%
No	Nolin silt loam	37.1	7.6%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	197.5	40.7%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	25.5	5.3%
W	Water	2.9	0.6%
Totals for Area of Interest		485.0	100.0%





Bondville

Salvisa

See Salvisa Inset Map for Detail

Vanarsdall

Kirkwood

Terrapin

Mayo

Ebenezer

Parsons Tract

823 +/- Acres

Talmage

McAfee

Show Barn

482 +/- Acres

Braxton

Jackson

Wilkinson

1,989 +/- Acres

Walnut Hall

1,404 +/- Acres

Wildwood

391 +/- Acres

Chapline

416 +/- Acres

Harrodsburg

Central School