

# 1300 CASTLE ROCK WAY

## A Portion of the Former Crescent Farm

256.44 Acres

Lexington, Fayette County, Kentucky



This turn-key horse farm produced a \$10 million yearling on its excellent land (nearly 80% Maury and Lowell). 46 stalls in 3 concrete block barns, manager's plus 3 employee houses. A wonderful opportunity to acquire a well-located farm in the immediate area of Gainesway Farm.

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### **22 Stall Concrete Block Barn**

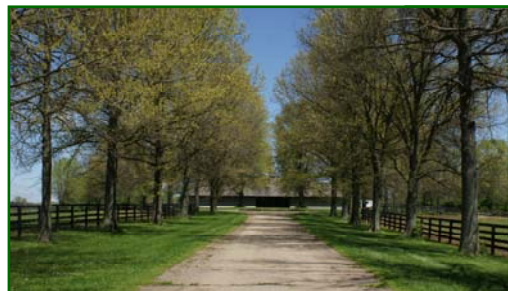
- Stalls measure 15.3' x 16'
- 14.75' aisle with loft
- 14.6' x 15.5' office with half bath
- 7.3' x 16' tack room

Stalls have knee boards and great stall fronts.



### **12 Stall Concrete Block Barn**

- Stalls measure 12' x 14'
- 14' aisle
- 14' x 20' feed room
- 8.5' x 14' office with washer/dryer hook-up and half bath
- 11' x 14' wash stall



### **12 Stall Concrete Block Barn**

- Stalls measure 15.5' x 16'
- 14.75' aisle with loft
- 13.5' x 16' heated office with half bath and side entrance

Cupola and nice stall fronts



## Employee Housing

- **Manager's Residence**—1,407 +/- square feet; recently renovated one bedroom, one bath home with new laminate flooring, large eat-in kitchen, and large laundry room with the living room and bedroom having cathedral ceilings. A heat pump has been recently installed, and the exterior is Hardie board.
- **Employee Residence**—2,325 +/- square foot; four bedrooms and two baths. This home also features a family room with fireplace, dining room, living room, eat-in kitchen plus a laundry room and mud room.
- **2,240 Square Foot House**—with one bedroom, one bath, large great room, and outdoor covered patio and pad. Included in the square footage is a 9' x 46' entry room with washer/dryer hook-up, and a detached storage area.
- **644 Square Foot House**—two bedroom, one bath manufactured home.

## Additional Improvements

- 10 bent tobacco barn.
- Metal equipment building (next to tobacco barn).



**PRICE: \$3,100,000.**

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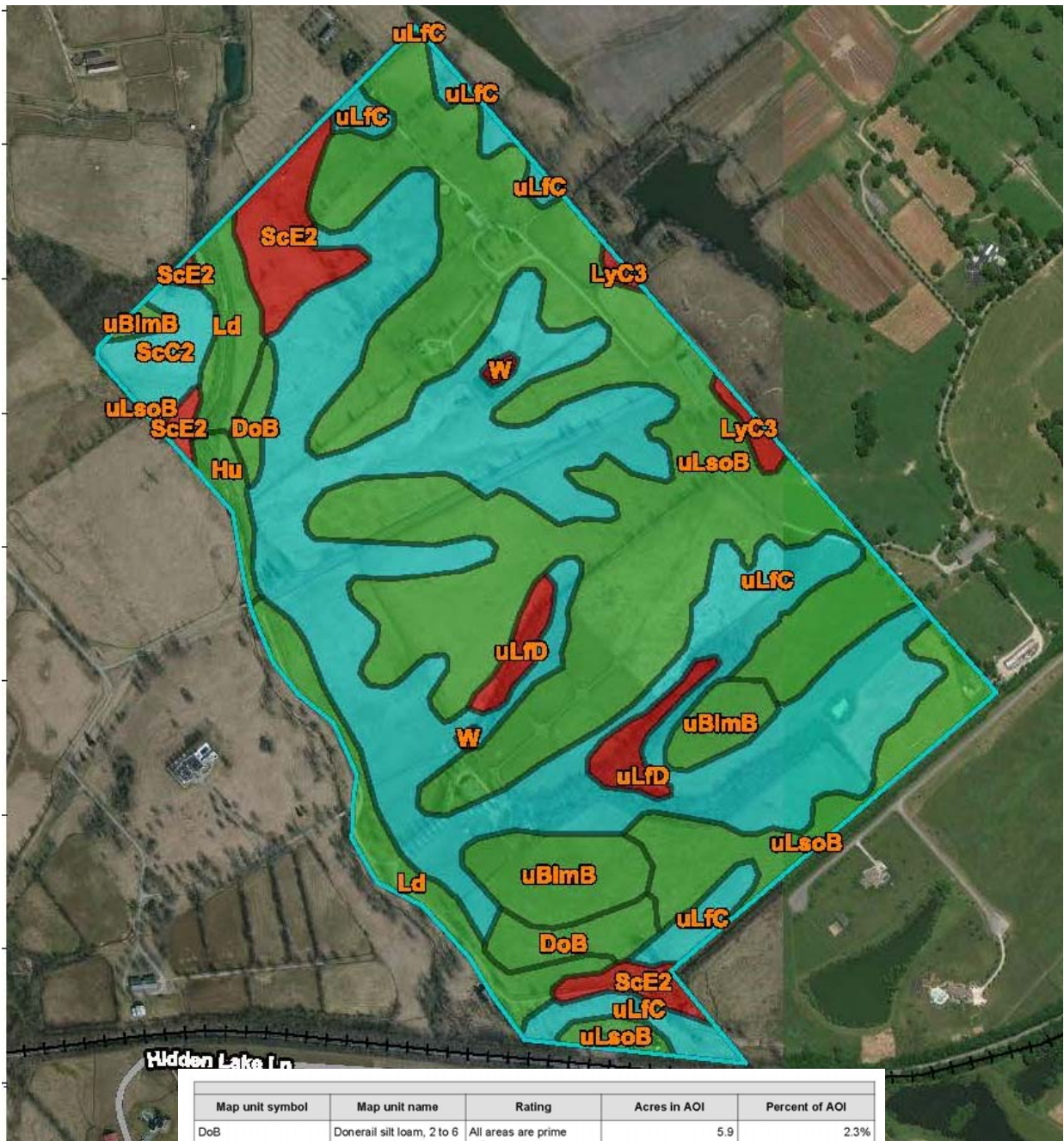
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Castle Rock





Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	5.9	2.3%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	2.4	0.9%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	13.7	5.4%
LyC3	Lowell silty clay loam, 6 to 12 percent slopes, severely eroded	Not prime farmland	1.6	0.6%
ScC2	Salvisa silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	5.2	2.0%
ScE2	Salvisa silty clay loam, 12 to 30 percent slopes, eroded	Not prime farmland	10.5	4.1%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	11.8	4.7%
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	95.1	37.4%
uLFD	Lowell-Faywood silt loams, 12 to 20 percent slopes	Not prime farmland	5.0	2.0%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	102.3	40.2%
W	Water	Not prime farmland	0.5	0.2%
<b>Totals for Area of Interest</b>			<b>254.1</b>	<b>100.0%</b>