

# 2152 PAYNES DEPOT

124.384 Acres

Georgetown, Scott County, Kentucky



In the same family for generations, the Wash Farm is situated in a prime location at the corner of US 62 & Iron Works Pike. In the immediate area of Summer Wind Farm and Old Friends, it's only 5 miles from the Kentucky Horse Park and minutes to downtown Lexington, Georgetown, and Midway. With its excellent soils and frontage on two major roads, this 124+ acre farm lends itself very well to be developed into a horse farm of any discipline, and the new owner could consider dividing it.

Offered Exclusively By



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The original section of the main residence was constructed in the late 1800's; additions were added in 2005. Containing approximately 2,725 square feet of living area, you'll also discover a two-car attached garage with office and laundry and a mud room connecting the garage to the main residence.

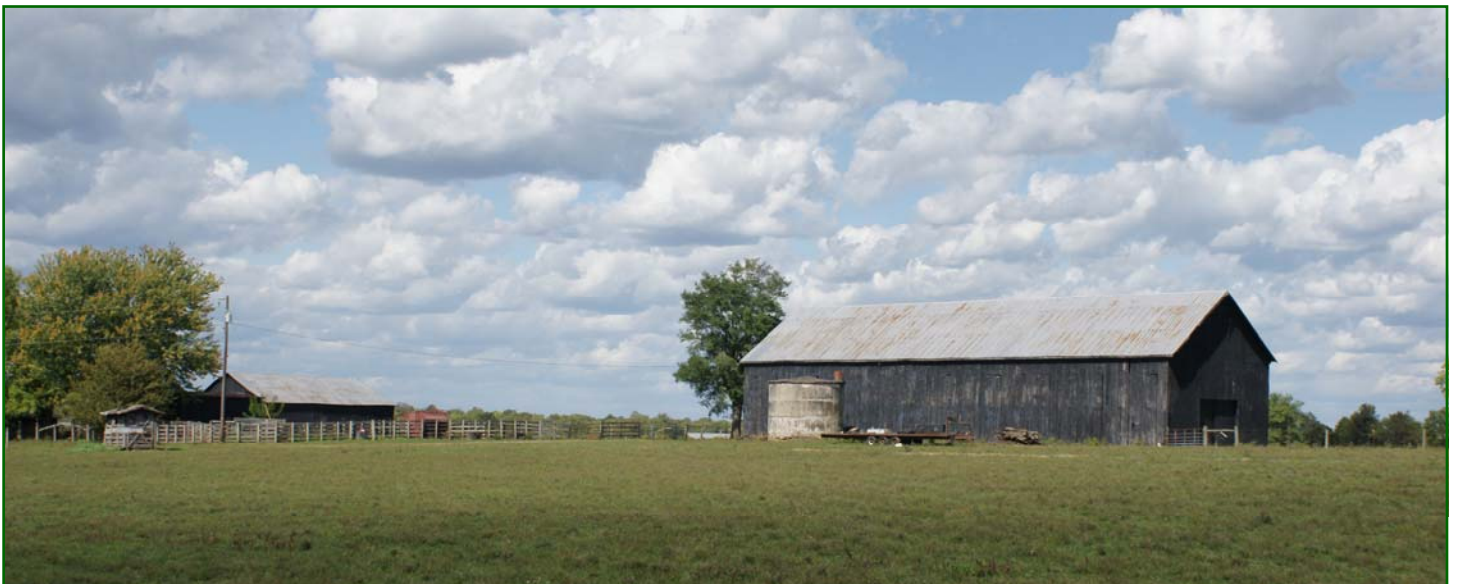
The first floor consists of an entry way, living room, family room, dining room with bay window, an eat-in kitchen, a sun room, a full bath, and a sitting room. The second floor contains a large master bedroom with full bath and walk-in closet, a guest bedroom, and a nursery. There are two electric air-conditioning units and a propane furnace.

NOTE: The office and laundry do not have HVAC but do have wall heaters. Those two rooms and the mud room are not included in the livable square footage.



## Farm Improvements

- 24' x 36' Morton building built in 2005 (concrete floor).
- 42' x 42' 3-bent tobacco barn.
- 38' x 126' 9-bent tobacco barn built in the 1980's with a 14' x 22' concrete block stripping room built in the 1960's.
- Metal Shop—24' x 36' shop with concrete floor; 12' x 24' enclosed shop; 11' x 12' tool room; and 12' x 24' open shed (NOTE: This building is located at the corner of the farm and the 3 bedroom, 2 bath modular does not convey).
- Detached storage garage.
- 12' x 24' corn crib.
- Cattle working pins.







Justice Real Estate is honored to present this exceptional farm for your consideration. Boasting a highly-desirable location, excellent soils, and tremendous road frontage on two major roads, the Wash Farm affords one a unique opportunity on this basically blank canvas to develop as one chooses. The farm has five springs as well as city water, and is ready for your inspection.

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

**PRICE: \$1,865,000.**



**Bill Justice  
(859) 255-3657**

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An aerial photograph of a rural landscape. A large, irregularly shaped area is outlined in yellow. This area contains a mix of green fields, some of which appear to be harvested or fallow, and patches of brown, possibly indicating bare soil or dead vegetation. There are several small buildings, including a white house and a larger white structure, and a small pond. A road runs along the left side of the yellow-outlined area, and a highway runs along the bottom. The surrounding area consists of more green fields and some scattered trees.

IRON WORKS PIKE

Highway 62 (Paynes Depot)



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	8.7	6.9%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	44.2	34.9%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	73.7	58.2%
<b>Totals for Area of Interest</b>			<b>126.6</b>	<b>100.0%</b>