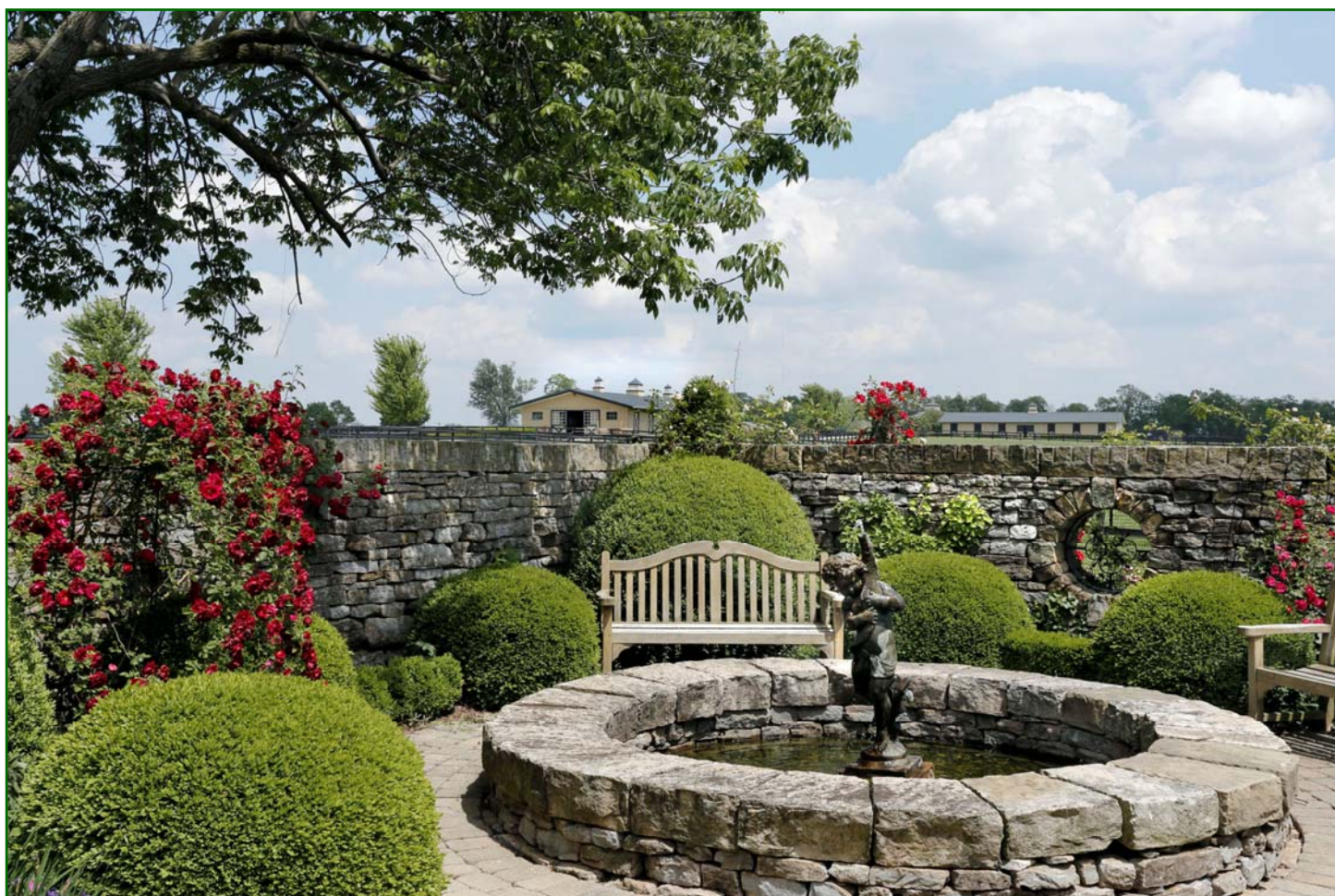


INCOMPARABLE SPORT HORSE FARM
2314 IRON WORKS PIKE
145 +/- Acres
Lexington, Fayette County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



Absolutely the finest, most complete sport horse facility in all of Central Kentucky.

Home of the former Kessler Show Stables, this farm has been developed into the finest sport horse facility one could ever dream to own.

Previously a thoroughbred farm, they have transformed this exceptionally well-located farm into a facility whose quality of improvements are well-suited for the top tier of sport horse competition. Since their acquisition, they have constructed an irrigated 180' x 250' outdoor ring with "French footing". They had Jack Hart construct the ultimate 100' x 200' indoor arena. The footing is wax mixed by the same person who did the London 2012 Olympics.

Additionally, they constructed a mammoth 400' x 400' irrigated Derby field which is modeled after Spruce Meadows including Grob & Table (both to Spruce Meadows specs), open water, double and single liver pools, natural hedges, and gravel ditch.

You'll discover the most gracious of living in the Classic Kentucky-style home designed by noted architect, Tom Wilmes, and built by Mike Warner. Accessed via a mature tree-lined driveway, this approximately 7,300 square foot Greek Revival home features a copper roof, bluestone porches, and architectural features chosen to emulate older homes that has a look and feel that it's been a part of our countryside for years in Central Kentucky, such as custom windows, Kentucky chestnut oak flooring, tall ceilings, and thick moldings.

A restored circa 1800's cabin is separated from the main residence by a stream which cuts through creek stone banks edged with grasses and perennials allowing sights and sounds that change with the seasons.

All the barns have been renovated to sport horse style (4-48 stalls) plus appropriate wash and grooming stalls, added an additional covered walker, turn-out sheds, and constructed a slip-proof driveway.

The farm is accessed via three tree-lined entrances and is complemented by two employee houses and a metal hay/equipment building.

MAIN RESIDENCE

First Floor:

Entrance Foyer: Kentucky chestnut oak floor; chair rail and crown moulding; leaded glass side lights and transom.

Living Room: 18' x 19.5'; Kentucky chestnut oak floor; chair rail and crown moulding; fireplace.

Wet Bar: Hammered stainless steel sink; ice machine; refrigerator; liquor cabinet; and granite counter top. Located between living room and family room.



Family Room: 21' x 25'; Kentucky chestnut oak floor; vaulted barrel ceiling; floor-to-ceiling stone fireplace with old timber beam as mantle; built-in bookcases; French doors open onto a bluestone porch that wraps around the side and rear of the house.



Dining Room: 18' x 21; Kentucky chestnut oak floor; coffered ceiling; French doors to a lush, walled courtyard and formal garden.



Kitchen: 14' x 22'; Kentucky chestnut oak floor; two-tiered granite island; pocket door to family room; exterior door to rear bluestone porch; custom cabinetry; skylight accented with horizontal beams; Thermador oven with tiled back splash; two Bosch dishwashers; double stainless steel sink; side-by-side Sub-Zero refrigerators; and lazy Susan.

Breakfast Room: 15' x 18'; Kentucky chestnut oak floor; bay area; display cabinetry; bookcases; bay window.

Butler's Pantry: Tile floor; granite counter top; wine cooler; Sub-Zero refrigerator; storage closet.

Office (Hers): Tile floor; granite counter top; bookcases.



Office (Main):

15' x 18'; Kentucky chestnut oak floor; corner fireplace; cherry-paneled bookcases; coffered ceiling; and pocket door.

Powder Room: Tile floor.

Galley: Tile floor; French doors to courtyard.

Laundry: Tile floor; ceramic tile pet shower; washer/dryer; deep sink; maple cabinetry; tiled counter top; and recessed ironing board.

Garage Apartment: 22' x 25'; carpeted bedroom with full bath and walk-in closet.

Master Bedroom: 17' x 24'; Kentucky chestnut oak floor; marble fireplace; chair rail; and crown moulding.



Master Bath: 11' x 19'; Kohler tub; ceramic-tiled steam shower; marble plus stone mosaics.

Master Closet: 16.5' x 19'; two walk-in closets; dressing table; and two built-in wardrobes.



Second Floor:

Sitting Room: 13' x 17.75'; hardwood floor and linen closet.

Bedroom: 15' x 16.75'; carpet, desk and built-in bookcases; huge walk-in closet; full bath.

Bedroom: 15' x 16.75'; carpet, desk and built-in bookcases; walk-in closet; full bath (shower only).

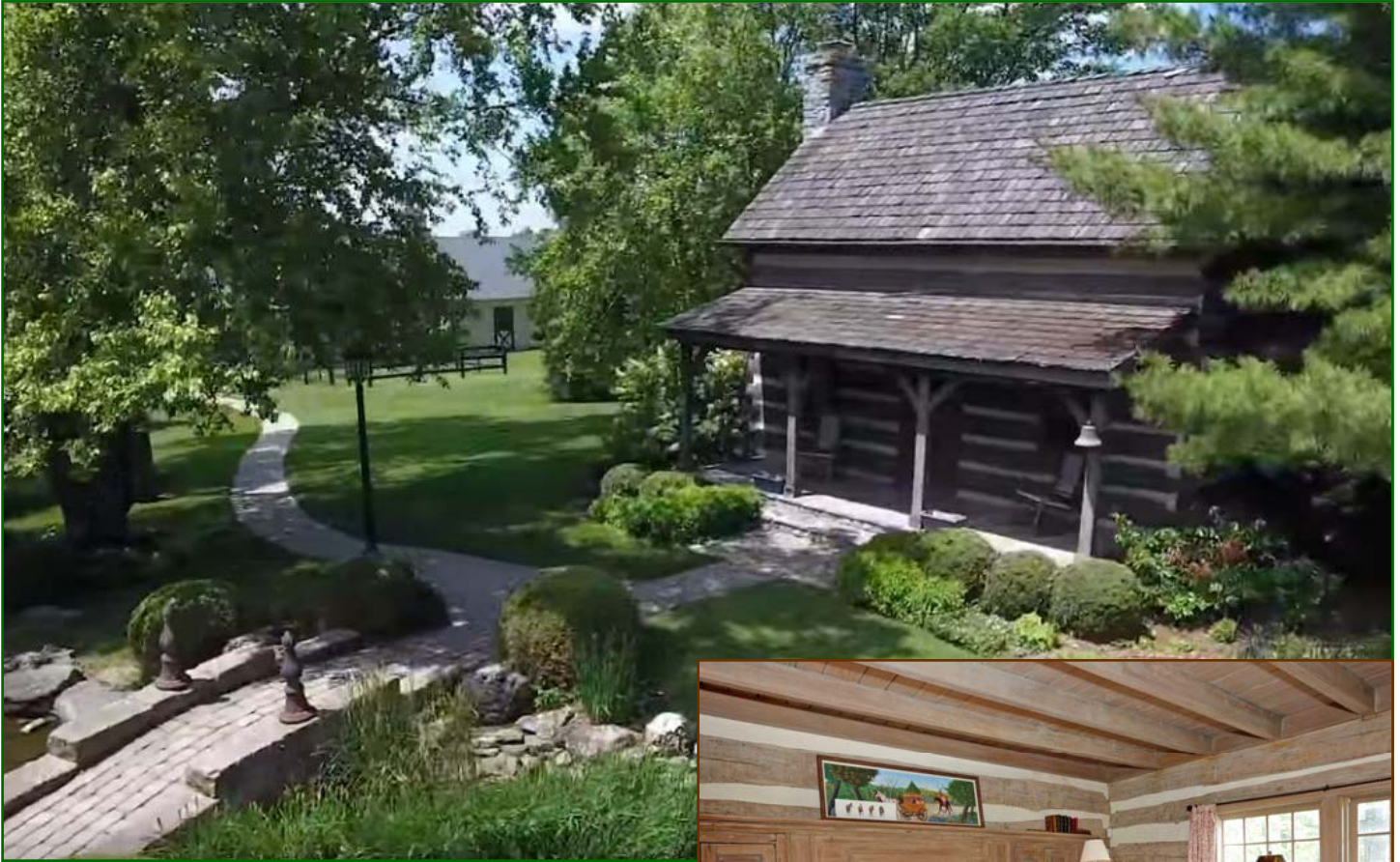
Lower Level:

- **Exercise Area**
- **Rec Room** with pool and card tables plus sitting area.
- **Powder Room**
- **Carpeted Storage Room**
- **Two unfinished areas** (one with walk-up entrance and dog kennel).



CABIN

Log house circa 1800 original to farm, disassembled and reconstructed on present site. Stone fireplace in living room with old “gun” cabinetry on each side; kitchen with drop-in sink and old-time cupboards. Spacious upstairs bedroom with full, tiled bath. Front porch plus rear stone paver patio with trellis.



HORSE IMPROVEMENTS



- Jack Hart-built 100' x 200' **indoor arena** with two-12' overhead doors, 16 automatic windows, 5' tongue and groove knee wall. The footing is wax mixed by the same person who did the London 2012 Olympics—no need to irrigate.



- 180' x 250' irrigated **outdoor ring** with "French footing".
- 400' x 400' irrigated **Derby field** which is modeled after Spruce Meadows including Grob & Table (both to Spruce Meadows specs), open water, double and single liver pools, natural hedges, and gravel ditch.



- **Barn #1:** concrete block, vaulted ceiling, 12 stalls (14' x 14') with double rear doors, wash stall, office with half bath, Lucas stall fronts, rubber paver aisle, fly-spray system, adjacent covered **5-horse walker**.
- **Barn #2:** concrete block, vaulted ceiling, 14 stalls (14' x 14'), tack room, feed room, double rear doors, fly spray system.





- **Barn #3:** concrete block, new Lucas stall fronts, double rear doors, 2 outside wash stalls, 12 stalls, wash and grooming stalls, office with half bath and tack room, laundry room, feed room, video security system, and adjacent new covered **equiciser**.
- **Barn #4:** 48' x 88' metal equipment/hay barn with concrete floor.
- **Barn #5:** converted tobacco barn, 10 stalls, rear Dutch doors, large rear parking lot and maintenance area.



EMPLOYEE HOUSING

Manager's Home

- 1.5 stories
- 1,475 +/- square feet
- First floor—family room with fireplace, living room, kitchen, bedroom with bath.
- Second floor—two bedrooms—each with built-in chest, full bath
- Unfinished basement with utility room
- 2 car detached garage



Groom's House

- 1,640 +/- square feet
- 4 bedrooms
- 3 baths
- Living room
- Kitchen
- Utility room
- 2 car detached garage



Offered Exclusively By

PRICE: \$8,995,000.



**Bill Justice
859-255-3657**

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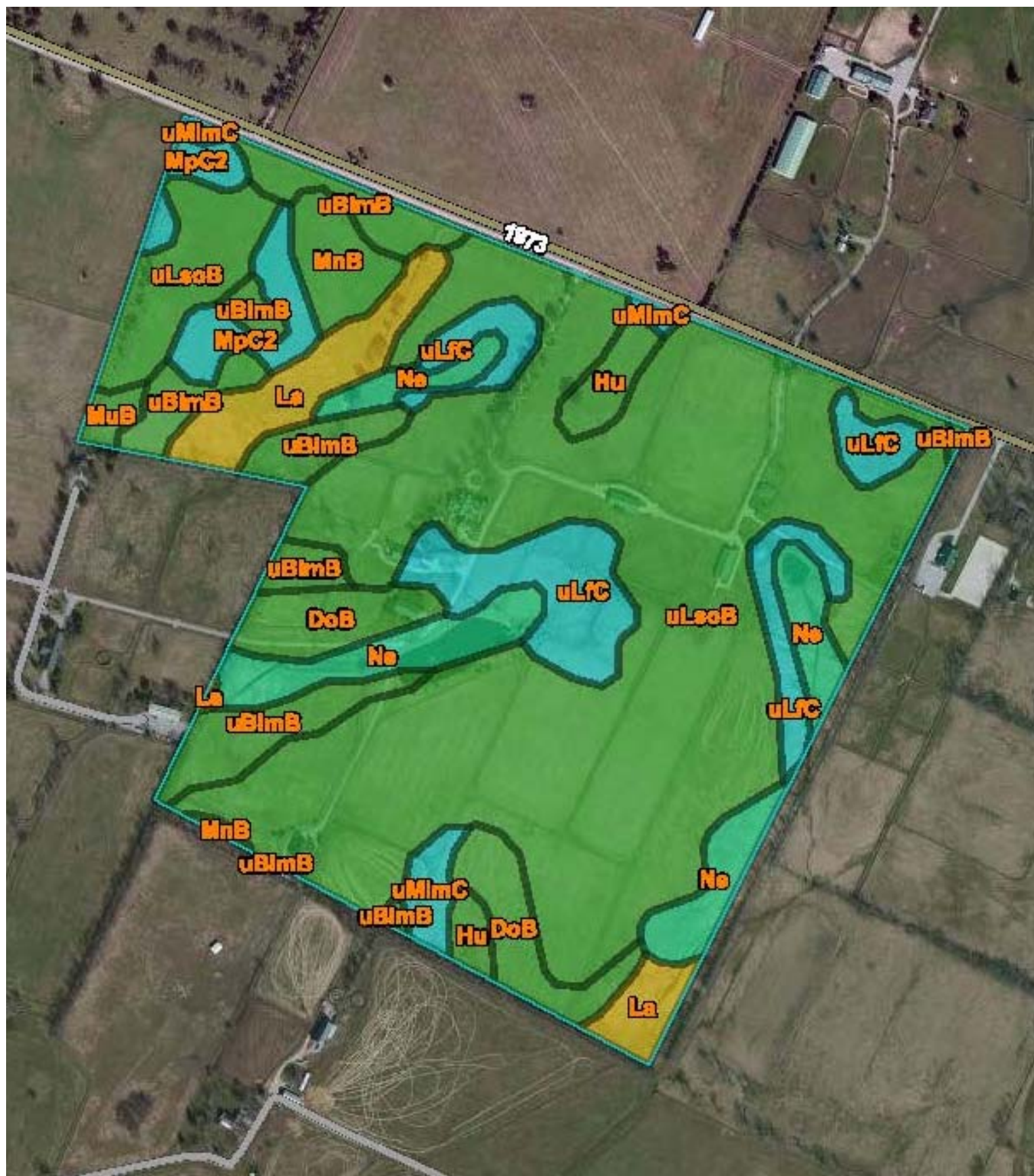
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IRONWORKS PIKE

Imagery Date: 4/12/2016

38°07'23.00" N 84°



Farmland Classification— Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)				
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	7.2	5.1%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	2.7	1.9%
La	Lanton silty clay loam (dunning)	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	7.1	5.0%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	3.2	2.3%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	4.4	3.1%
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.8	0.6%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	10.9	7.8%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	12.3	8.7%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	12.2	8.7%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	77.9	55.3%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	2.1	1.5%
Totals for Area of Interest			140.9	100.0%