

# FORT BLACKBURN FARM

264.79 Acres

3938 Old Frankfort Pike

Versailles, Woodford County, Kentucky



*PRESENTED BY*



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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



Purchased by Will Farish as raw land in 1999, Mr. Farish has developed this very special farm into a true turn-key horse farm. Mr. Farish and his family has selected Justice Real Estate to exclusively market Fort Blackburn, and I'm honored to represent them. I'm excited to offer you this unique opportunity to acquire your place in the Bluegrass—which was developed and built by professional horsemen. Adjoining a division of Stonestreet Farm and in the immediate area of Airdrie and Gainsborough, Fort Blackburn boasts an unparalleled location on desirable Old Frankfort Pike—just four miles from Midway Road along one of the prettiest drives in all of Central Kentucky.

With over 12.5 miles of plank fencing, horse improvements on this exceptional farm include three identical world-class 20-stall horse barns, a covered walker, 3-bay equipment building with office and bath, plus a metal hay barn with open shed on one side. Fort Blackburn also offers a renovated historic 2,650 square foot home ideally located on the farm. This picturesque home contains two bedrooms, one-and-a-half baths, living room, family room, and kitchen.



## HORSE IMPROVEMENTS

- THREE IDENTICAL 20-STALL CONCRETE BLOCK HORSE BARNS



Stalls measure 12' x 13' with double rear doors (outer plexi-glass); Lucas stall fronts; wood-covered vaulted ceiling; 16' aisle' 13.5' x 38.75' hay storage room with access from the interior and exterior of barn; cupola; 12.5' x 16' lab/office with double sink and half bath; 12.75' x 16' feed/tack room; and insect spray system.





## Additional Improvements

- 50' x 60' Metal Shop: 3 bays with concrete floor and overhead doors; 9' x 17' office; 10' x 60' walk-up storage area; full bath with shower; ceiling fans; and 2 propane heaters.



- 74' x 75' Metal Hay/Equipment Building: 50' x 75' hay storage; 24' x 75' open equipment shed with 4 bays and enclosed storage bay. Adjacent muck pit and 3 above-ground storage tanks.
- 6 Horse Covered Walker: with adjacent run-in shed.



- Manager's Home: front section is over 100 years old with 2-story frame addition added during renovation. This 2,650 square foot home contains two bedrooms, one-and-a-half baths, living room, family room, and kitchen.





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

*Offered Exclusively By*

**PRICE: \$6,995,000.**

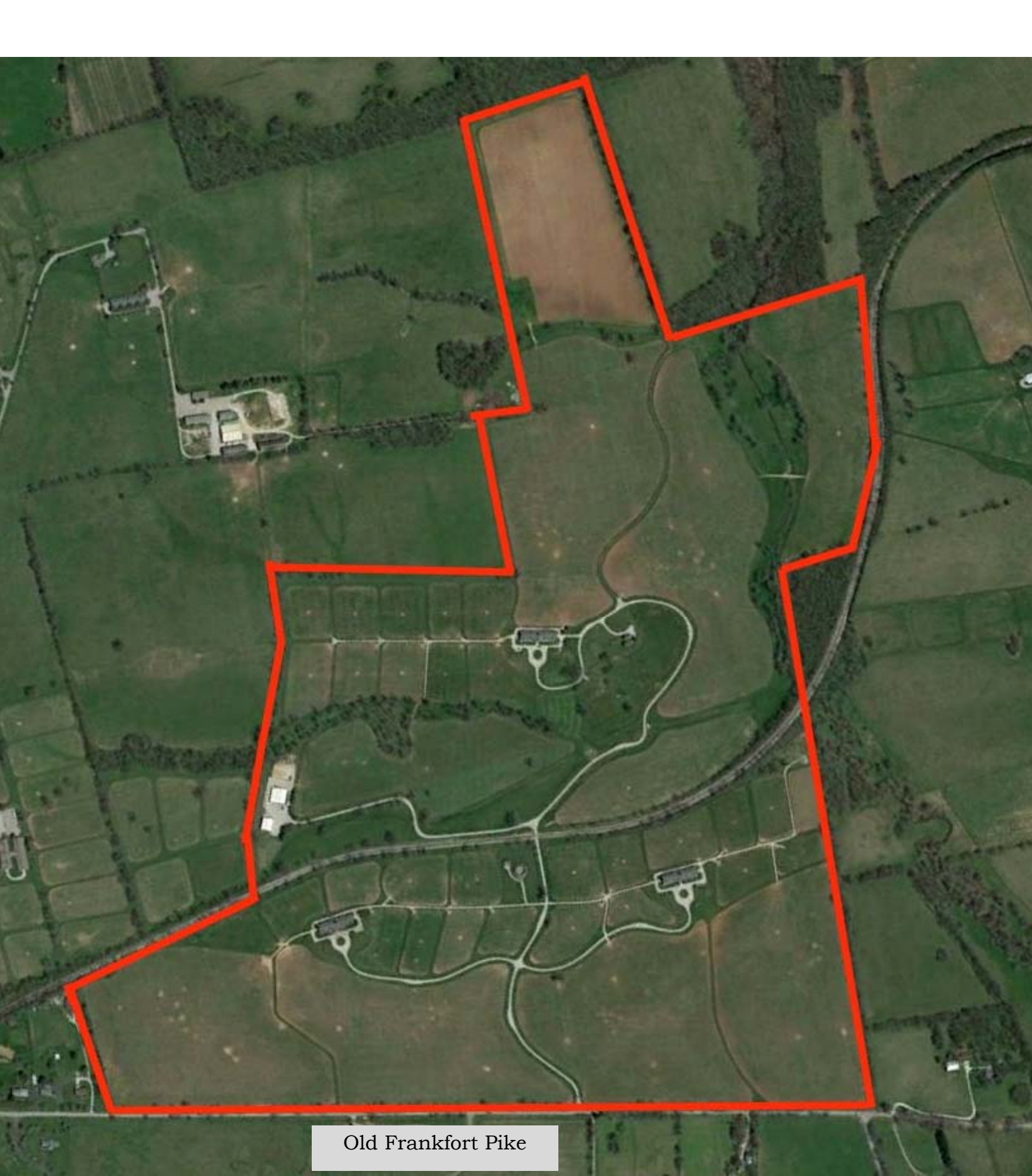


**Bill Justice  
(859) 255-3657**

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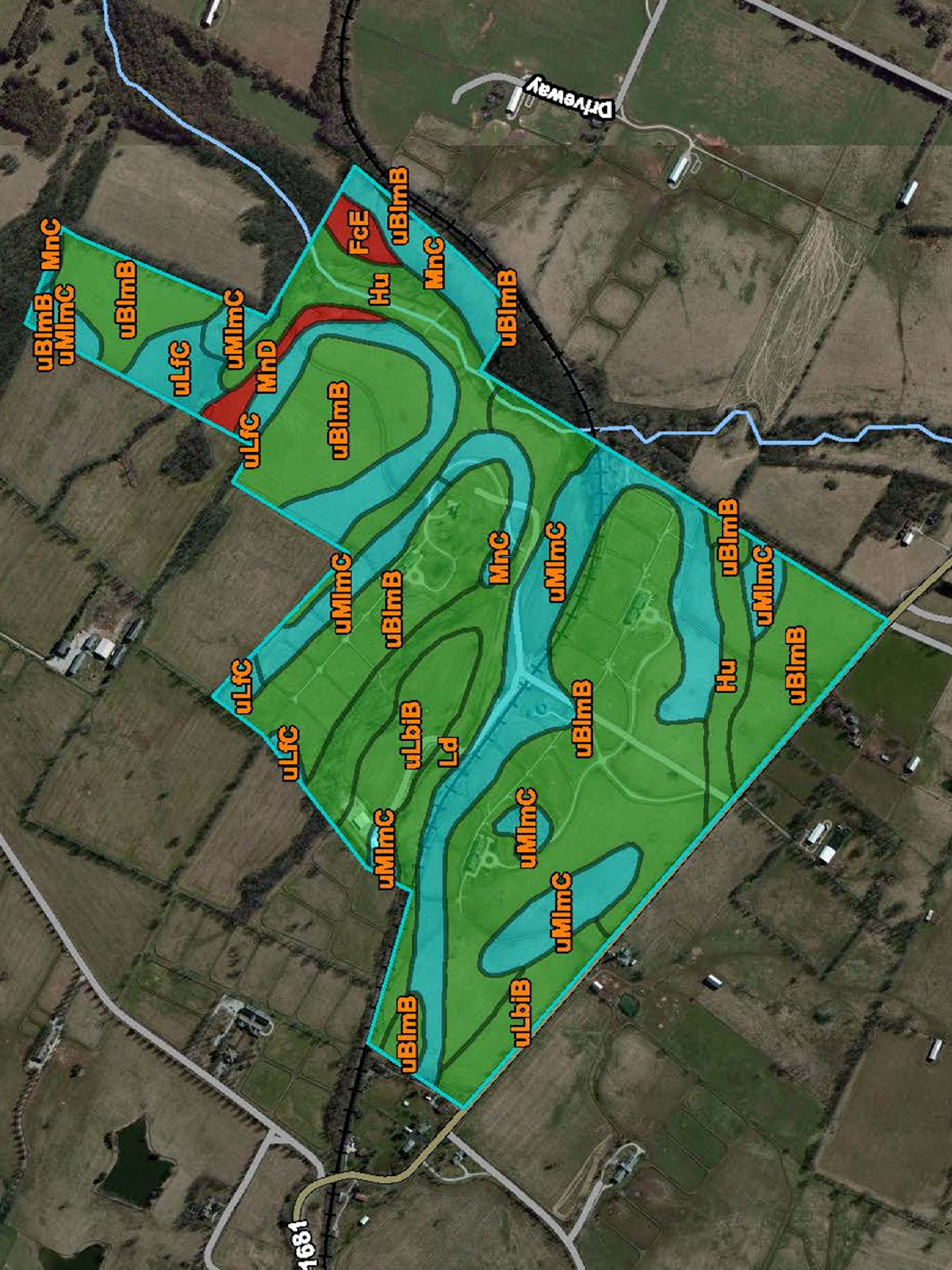
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Old Frankfort Pike







Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	2.4	0.9%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	22.6	8.4%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	23.7	8.8%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	11.4	4.2%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	3.1	1.2%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	118.6	44.0%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	17.8	6.6%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	6.8	2.5%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	63.4	23.5%
<b>Totals for Area of Interest</b>			<b>269.9</b>	<b>100.0%</b>