

MILLENNIUM FARMS

5275 Paris Pike

Lexington, Fayette County, Kentucky

317 +/- Acres



Offered Exclusively By



www.kyhorsefarms.com

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



Justice Real Estate is extremely honored to present Millennium Farms. Situated along Paris Pike, a corridor once known as the Wall Street of the Bluegrass, Millennium Farms shares in a rich history that shaped Kentucky as the racehorse capital of the world. Many of the Thoroughbred breed's most significant bloodlines have emerged from farms located on or near this highway north of Lexington. Enhanced by the current owner, the former Buckland Farm was originally developed by Thomas Mellon Evans. This is a true turn key horse farm offering facilities for all facets of the thoroughbred industry—weanlings, yearlings, mares, and stallions. Consisting of approximately 317 acres, you'll discover 8 horse barns with a total of 128 stalls. The gracious main residence, consisting of approximately 6150 square feet, is ideally located at the center of the farm and contains seven bedrooms, six full and two half baths.

The farm, which also has frontage on quaint Harp Innis, is further complemented with five employee houses (four of which have separate entrances). He constructed the highly useful yearling complex— with a 31 stall Charlie Parker built barn and adjoining covered 70' round pen and six horse EquiGym walker adding appropriate double fenced paddocks. In 2009, he built a fabulous 3030 square foot office, designed to convert to a guest house, if needed. Additionally, he constructed a concrete based maintenance muck removal area complete with 32' x 40' shop with a 24' x 48' open equipment shed on each side. Beautiful mature tree lined driveways add to the desirability of this truly special farm.

Horse Improvements



Yearling Complex:

- 31 Stall Charlie Parker built barn— stalls measure 12' x 12'; 14' Brick aisle (loft); heated warm room with half bath; tack room; metal roof; rear windows; tongue & groove walls and ceiling.
- Adjoining 70' x 162' covered work area containing a 6 horse EquiGym walker and 70' round pen.





22 stall concrete block barn:

Stalls measure 14' x 14', double rear doors; 14' vaulted ceiling aisle, warm room with half bath & washer/dryer hookup; feed room.



20 stall concrete block barn:

Stalls measure 14' x 14'; double rear doors; 14' vaulted ceiling aisle; warm room with half bath; feed room.

Adjacent 6 horse EquiGym walker and 70' round pen.



20 stall concrete block barn:

Stalls measure 12' x 12'; double rear doors; 13.3' vaulted ceiling aisle; tack room; feed room with half bath.





Stallion Barn:

- Five stalls measure 14' x 14' with double rear doors; heated tack room with half bath; 16' aisle, 46' x 48' breeding area with 3 receiving stalls; Hardie board exterior and metal roof.

Note: Adjacent 6 horse EquiGym walker.

4 Stall Shed Row Barn:

- Stalls measure 10' x 11' with rear windows; 12' brick shedrow; 9.25' x 23' tack/feed room



13 Stall Converted Tobacco Barn:

- Stalls measure 11' x 12' with rear windows; 15.25' aisle; warm room with sink.

10 Stall Converted Tobacco Barn

- Stalls measure 11' x 14' with rear windows; 17.5' aisle; metal roof.





Two 32' x 116' frame 8 bay run-in/hay barns; loft with manger in the middle, concrete block foundation; metal roof (one barn contains a 13' x 14' stall).

New maintenance/muck area

- 32' x 40' shop, equipment storage plus two 24' x 48' equipment shed on each side. Maintenance area has a concrete base for muck removal.



- 24' x 24' older shop/equipment building, overhead door.
- 30' x 72' storage building with 30' x 48' equipment bay and two 11' x 30' enclosed hay/straw storage bays.



MAIN RESIDENCE

First Floor:

- Entry: 16' x 4'—two story with tile floor, side panels, and chandelier, adjacent powder room with hardwood floor.



- Living Room: 13' x 18'—hardwood floor, fireplace with marble surround, crown molding, and 3' x 9' bay window.

- Family Room: 22' x 17'—hardwood floor, floor to ceiling brick fireplace, crown molding, 3' x 9' bay window, wet bar with sink, ice maker, built-in bookcase, and exterior access door to rear patio.



- Dining Room: 11'4" x 31'— hardwood floor, beamed ceiling, wainscoting & crown molding with bay window.



- Back Hall: tile floor, 2 exterior doors; washer/dryer hookup with sink, half bath with hardwood floor, and rear stairs to second floor, attached two car garage.



- Kitchen: 13' x 11'9"— tile floor, granite tops, electric stove top/hood, wall microwave/oven, double sink, trash compactor, and dishwasher.
- Primary Bedroom: 15.5' x 17'— Hardwood floor, crown molding, and 11'3 x 3' bay window.



- Office: 14' x 17'— hardwood floor, crown molding, fireplace with marble surround and bookcases on each side.



- Primary Bathroom: 10' x 11'— tile floor, linen closet and walk in closet.





Second Floor:

- Bedroom: 470 sq ft— carpet.
- Bathroom: tile floor.



- Bedroom: 19'4" x 11'4"—carpet with adjoining bathroom—5' X 10' with tile floor, and 6' x 2'3" closet.



- Bedroom: 325 sq ft adjoining bathroom— 7.5' x 5'9" with tile floor.



- Back hall: 8.5' x 8', carpet with closet and floored attic.



Lower Level:



- Great Room: 18'4" x 9' + 15'9" x 30'—tile floor, French doors, built ins on one wall; island with full kitchen.
- Bedroom: 16' x 10'— 6.6' x 3.5' walk in closet.



- Bedroom: 18' x 10'9"—carpet, 8' x 7'8" full bath with tile floor, and 10.5' x 5'; walk in closet.
- Bedroom: 14' x 16'9"—carpet, 8' x 9' full bath with tile floor, and 5' x 9'3" walk in closet.



Office:



- Constructed in 2009 with Hardie plank exterior and stone skirt and consisting of 3030 +/- square feet. This well located building was designed to be converted to a guest home, if desired. This fabulous office has engineered hardwood floors and crown molding throughout. You'll discover an entrance hall, sitting room, reception room with built in floor to ceiling cabinetry, conference room, eat in kitchen with granite counter tops, 5 nice offices plus two file rooms, two half baths with granite counter tops and rear hall with washer/dryer hookup.



Employee Housing:



Manager's house:

- 2080 +/- square foot ; contains 3 bedroom, 2 full baths, great room (consisting of living room, dining room, kitchen) den, and utility room. HVAC via a heat pump, one car carport.



Two identical employee houses:

- 1280 +/- square foot; contains 3 bedrooms, 2 full baths, living room, dining room, eat-in kitchen, and utility room. HVAC via a heat pump
- 1330 +/- square foot; contains 3 bedrooms, 2 full baths, living room, dining room, kitchen, utility room, and a rear deck. HVAC via a heat pump
- 1360 +/- square foot; contains 3 bedrooms, 1 full bath, living room, kitchen hardwood floors, utility room, front porch and covered 8' X 20' rear deck. HVAC via a heat pump.



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PRICE: \$7,950,000



**Bill Justice
859-255-3657**

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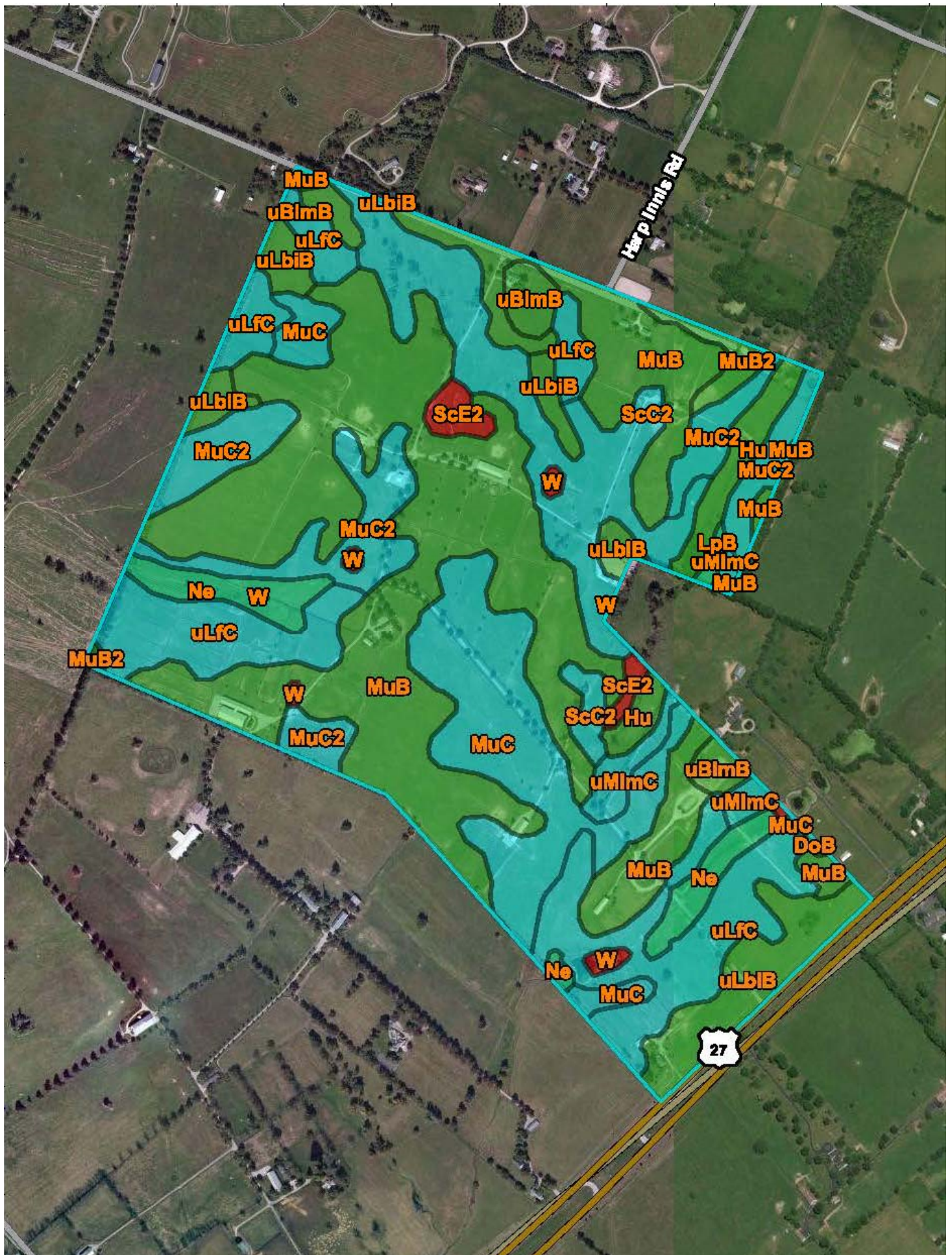
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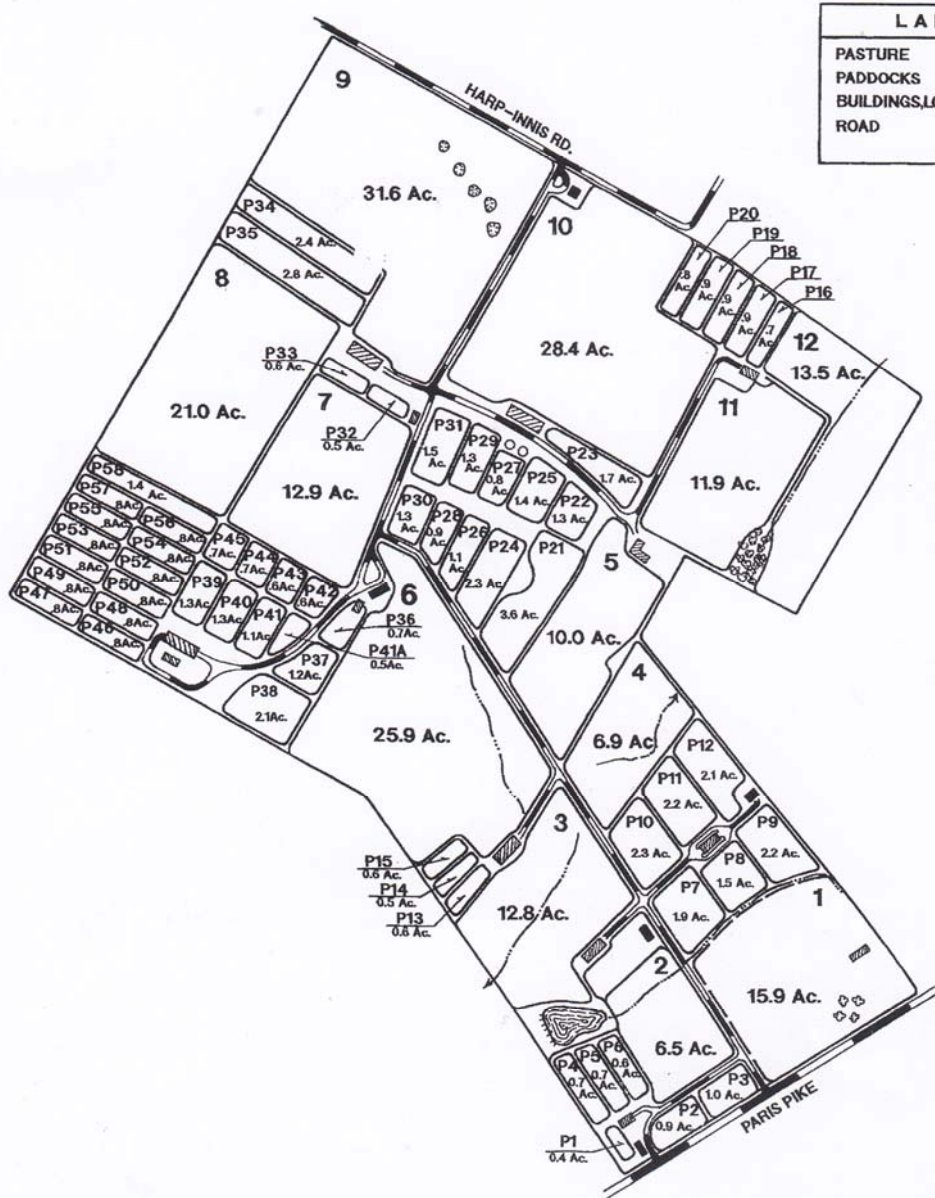


Farmland Classification

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	0.2	0.1%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	7.9	2.5%
LpB	Loudon silt loam, phosphatic, 2 to 6 percent slopes (lawrence)	Prime farmland if drained	0.8	0.2%
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	119.3	37.1%
MuB2	Mercer silt loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	3.1	1.0%
MuC	Mercer silt loam, 6 to 12 percent slopes	Farmland of statewide importance	36.7	11.4%
MuC2	Mercer silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	27.8	8.7%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	10.5	3.3%
ScC2	Salvisa silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	32.1	10.0%
ScE2	Salvisa silty clay loam, 12 to 30 percent slopes, eroded	Not prime farmland	3.4	1.0%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	6.4	2.0%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	20.6	6.4%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	45.3	14.1%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	5.0	1.6%
W	Water	Not prime farmland	2.1	0.7%
Totals for Area of Interest			321.2	100.0%

MILLENNIUM FARMS

5275 PARIS PIKE
LEXINGTON, KENTUCKY



LAND USE	
PASTURE	197.3 Ac.
PADDOCKS	67.7
BUILDINGS, LOTS & POND	45.7
ROAD	9.3
TOTAL	320.0 Ac.

0' 330' 660'

SYMBOLS	
	PAVED ROAD
	GRAVEL ROAD
	BUILDINGS
	TREES
	DRAINAGE
	POND

Prepared by
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2006