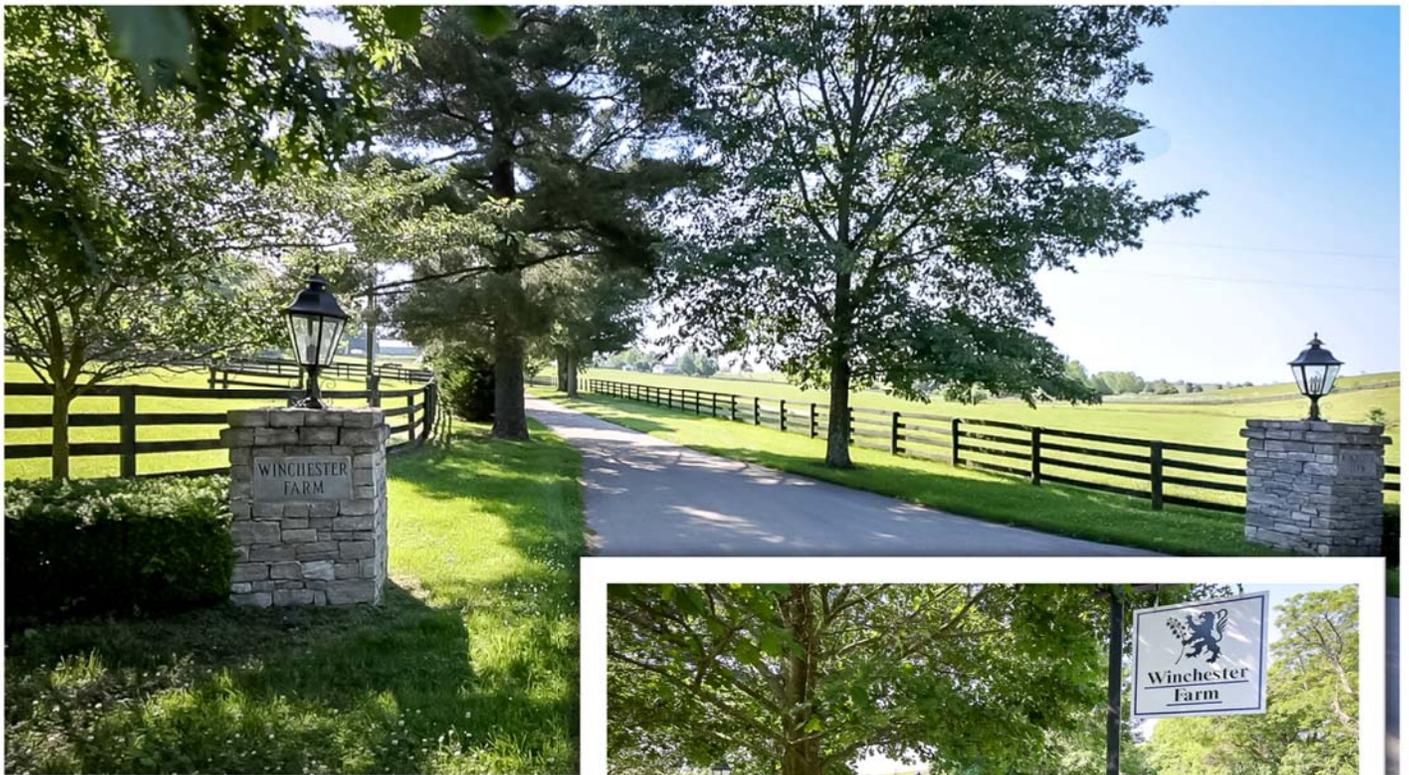


WINCHESTER FARM

4462 Mt. Horeb Pike, Lexington, Kentucky

268 +/- Acres



Offered Exclusively By



www.kyhorsefarms.com

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



Location! Location! Location! Highly developed 268 acre horse farm situated on desirable Mt. Horeb Pike and adjoining historic, world renowned Castleton Lyons. Beautiful tree lined driveways lead you to the 6 horse barns with 78 stalls- including a wonderful yearling complex complete with a Kraft Walker & round pen plus a professional show ring.

Overlooking the magnificent Elkhorn Creek, in a very private park like setting, you'll find the main residence/office. The gracious first floor contains 4 bedrooms and 3.5 baths. The lower level with a private entrance is currently utilized as the farm office, but could easily be converted to a living area, if desired. It consists of 5 rooms, 1.5 baths and a small kitchenette. Additional improvements include 3 employee houses, a 1 stall quarantine barn, and 4 run in sheds with its outstanding soils, excellent location, and Elkhorn Creek frontage— Winchester Farm has everything you need to make your mark in the Bluegrass.

Yearling Barn

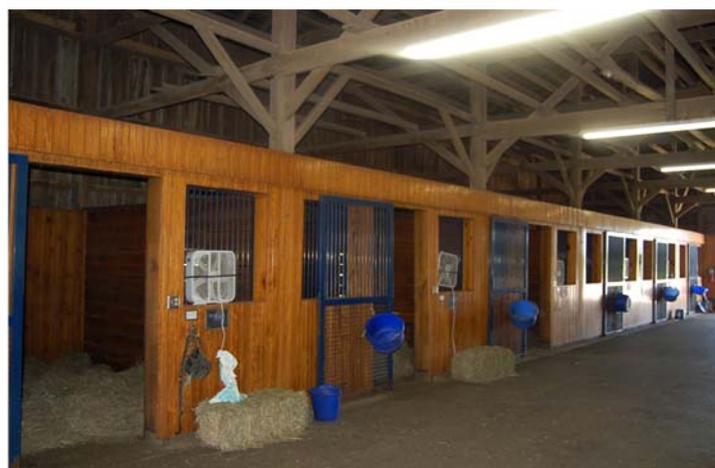


- 21— 12' x 11.5' stalls incl a wash stall
- Office with half bath
- 15.5' aisle
- Double rear windows
- Metal roof with cupola

Adjacent to the yearling barn is a professional show ring, 5 horse Kraft Walker, Kraft Round Pen, and 12' x 24' feed/storage building.



Foaling Barn



- 19 — 14' x 14.5' stalls
- Converted tobacco barn
- Features 19' tongue & groove aisle
- Rear windows
- Office with W/D hookup and partial loft

Adjacent 13' x 27'
concrete block storage
building with concrete
floor.

Original Foaling Barn



- 9 stall barn with stalls measuring 14' x 13.75'
- 13' aisle with loft
- Heated tack room with half bath
- Rear windows



- 10 stall barn with stalls measuring 12' x 12'
- 11.25' aisle with loft
- Rear windows

- 6 stall barn with stalls measuring 13' x 12.5'
- 12' aisle
- Rear windows



- 13 stall converted tobacco barn with stalls measuring 12' x 14'
- 15' aisle with tongue & groove walls
- Tack room
- Rear windows
- Loft

Additional Horse Improvements



- 30' x 60' metal hay/equipment barn with concrete floor.

- 4 Run-in sheds
- Quarantine barn with one stall and run-in shed
- Plank fencing with automatic waterers



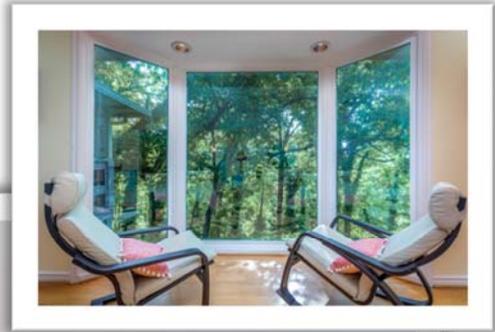
Main Residence



Situated in a park like setting overlooking the Elkhorn Creek, this ranch style home with full finished basement contains approximately 5100 SF. The original section was built in 1968 with an addition in 1982. 4 bedroom (2 master suites) and 3.5 baths adorn the first level with a lovely great room, kitchen, & dining room. The lower level has 5 rooms, 1.5 baths and kitchenette. HVAC is provided via 2 heat pumps and in 2017 the owners installed an industrial drainage system for the home.

Great Room

Open to kitchen with fireplace, breakfast/dining area, and sitting area.



Door to screened in porch overlooking the Elkhorn.

Living room— floor to ceiling wood burning stone fireplace, bay window, offset piano room (door to rear deck) , informal dining area.



Kitchen



- Hardwood floors,
- Island
- Wine cooler
- Range top with hood
- Wall oven
- Abundant built in cabinetry
- Open to breakfast and sitting area with fireplace.



- Adjacent 8' x 8' mud-room
- 2 car –carport with built in storage

Main Primary Suite



- 14.5' x 22'
- Hardwood floors
- Sky light
- Main closet with built-ins
- Adjoining full bath
- Walk-in tiled shower
- Soaking tub
- Double vanity

Additional Bedrooms



Second primary suite (13.5' x 16.75') with adjoining full bath and door to rear deck. Two additional bedrooms served by a Jack & Jill bath. Powder room is located in the hallway plus a washer & dryer hookup.



Lower Level Offices



These magnificent offices can be accessed from the lower level entrance (with brick patio) or from the home's interior. The main office features Mexican tile, half bath, closet and its own entrance. The 22' x 27.5' reception room has a wood-burning fireplace and built ins. The 16.5' x 25.75' office has a Mexican tile floor and adjacent to the file room and small kitchenette. You'll discover 2 other offices and full bath off the reception room. This lower level easily converts to family living space, if desired.

Employee Housing



- 975 SQ FT home
- Two bedroom one bath
- Located on North side of farm
- Separate entrance
- Adjacent one stall quarantine barn.



- 1880 SQ FT Manager's home
- Adjacent 14' x 20' studio/cottage



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PRICE: \$5,765,000.



Bill Justice
859-255-3657

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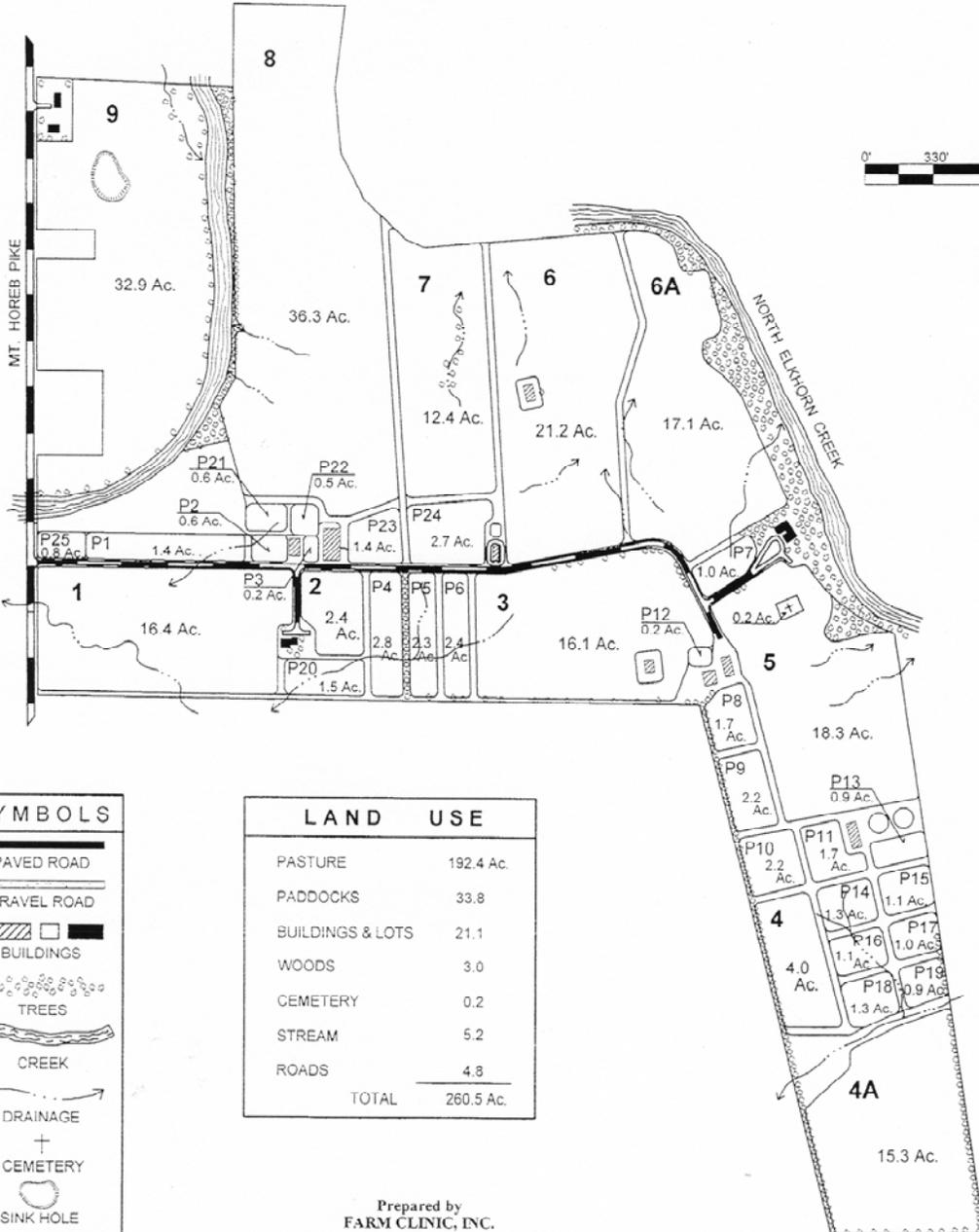
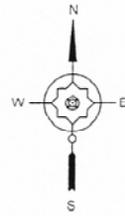


4468 Mt Horeb Pike

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ArB	Armour silt loam, 2 to 6 percent slopes (elk)	All areas are prime farmland	20.6	7.6%
FaD3	Fairmount very rocky silty clay loam, 6 to 30 percent slopes, severely eroded (fairmount-Rock outcrop complex)	Not prime farmland	3.6	1.3%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	26.3	9.7%
La	Lanton silty clay loam (dunning)	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	6.1	2.2%
MmC3	Maury silty clay loam, 6 to 12 percent slopes, severely eroded (loradale)	Not prime farmland	6.7	2.4%
MoC3	McAfee silty clay, 6 to 12 percent slopes, severely eroded	Not prime farmland	0.5	0.2%
MoD3	McAfee silty clay, 12 to 20 percent slopes, severely eroded	Not prime farmland	1.7	0.6%
MpD2	McAfee silty clay loam, 12 to 20 percent slopes, eroded	Not prime farmland	0.0	0.0%
MrD2	McAfee very rocky silty clay loam, 6 to 20 percent slopes, eroded (mcafee-Rock outcrop complex)	Not prime farmland	1.7	0.6%
Rk	Rock land (rock outcrop-fairmount complex, 20 to 50 percent slopes)	Not prime farmland	6.1	2.3%
SaC3	Salvisa silty clay, 6 to 12 percent slopes, severely eroded	Not prime farmland	1.6	0.6%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	All areas are prime farmland	13.4	4.9%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	114.0	41.9%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	64.4	23.7%
W	Water	Not prime farmland	5.2	1.9%
Totals for Area of Interest			271.9	100.0%

WINCHESTER FARM

FAYETTE COUNTY
KENTUCKY



SYMBOLS	
	PAVED ROAD
	GRAVEL ROAD
	BUILDINGS
	TREES
	CREEK
	DRAINAGE
	CEMETERY
	SINK HOLE

LAND USE	
PASTURE	192.4 Ac.
PADDOCKS	33.8
BUILDINGS & LOTS	21.1
WOODS	3.0
CEMETERY	0.2
STREAM	5.2
ROADS	4.8
TOTAL	260.5 Ac.

Prepared by
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West Lafayette, IN 47906
2008