

# 2250 GRASSY SPRINGS

305 +/- Acres

Versailles, Woodford County, Kentucky



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

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



# Main Residence



A lovely 2497 sq.ft. 3 bedroom 2.5 bath, cape cod with a screened rear porch. Attached 2 car garage with finished bonus room above. A wrapped porch adds to this classic style.







# Main Level



Hardwood floors, neutral colors, great room with stone fireplace.





# Kitchen

Country kitchen with breakfast nook, island with granite counter tops and gas range.







# Primary Suite

First floor primary suite with lots of natural light. Exquisite bathroom with a nice walk-in shower, separate soaker tub and tile floors are included.







## Upper Level



Two carpeted bedrooms with full bath.



# Office



Hardwood floors, 1222 sq. ft. 4 rooms total, consisting of a conference room, 3 smaller offices, kitchenette and 1/2 bath.





# Barn A



23 stalls, feed room, office with 1/2 bath and covered equalizer. All horse barns are quality constructed with concrete blocks, wooden trusses and metal roofs.



# Barns B & C



Barn B: 21 stalls, office, feed room and 1/2 bath.

Barns C: 8 stalls, office, feed room and round pen.





# Barn D



Barn D: 20 stalls, feed room, office, 1/2 bath and some hay storage.



# Employee Houses



Two identical single family residences consisting of 3 bedrooms and two full baths. Total square footage is 1460 for each dwelling.



# Barn E



Barn E: 22 stalls, feed room, office, 1/2 bath and round pen.





# Hay & Equipment Barns



Barn F: Hay and equipment storage.

Barn G: Good size workshop with large equipment storage area.







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

**PRICE: \$7,200,000**



Agent:  
Cathy Davis  
859-806-9444

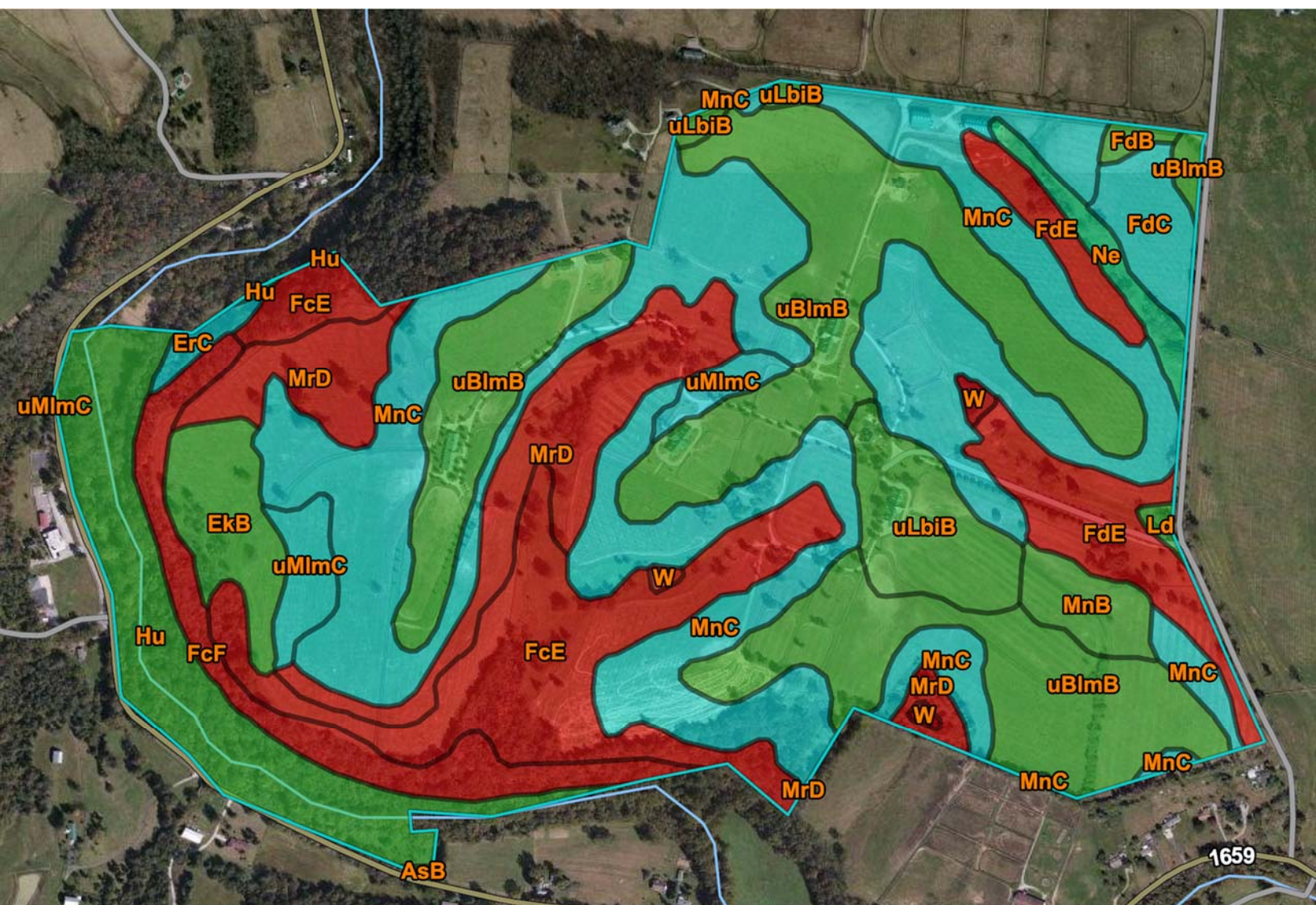
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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsB	Ashton silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.1	0.0%
EkB	Elk silt loam, 2 to 6 percent slopes	All areas are prime farmland	8.4	2.8%
ErC	Elk silt loam, 6 to 12 percent slopes, rarely flooded	Farmland of statewide importance	1.4	0.5%
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	30.2	10.0%
FcF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes	Not prime farmland	12.3	4.1%
FdB	Faywood silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.9	0.3%
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	5.4	1.8%
FdE	Faywood silt loam, 12 to 30 percent slopes	Not prime farmland	14.6	4.8%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	23.6	7.8%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	0.5	0.2%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	4.5	1.5%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	86.7	28.6%
MrD	McAfee-Rock outcrop complex, 6 to 20 percent slopes	Not prime farmland	24.3	8.0%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	3.7	1.2%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	68.7	22.7%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	11.2	3.7%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	5.7	1.9%
W	Water	Not prime farmland	1.1	0.4%

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Totals for Area of Interest			303.3	100.0%