

# ERHAAB STUD

A Division of

# SHADWELL FARM

525.52 Acres

7541 Georgetown Road  
Georgetown, Scott County, Kentucky



*Offered Exclusively By*



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

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



Erhaab Stud, formerly known as Elko Bell Farm, is historically known as the most fertile and productive land in Scott and Franklin Counties. Located at the Scott/Franklin County line, Erhaab Stud is only minutes away from Midway, Frankfort, and Georgetown.

Shadwell Farm purchased this farm in 1999 because the land is of the highest quality and developed it into one of the most coveted Thoroughbred nurseries in Central Kentucky.

Justice Real Estate is truly honored that Shadwell Farm has selected us to exclusively represent them in the marketing of this special farm—developed by true horsemen with the horse and land always in the forefront.

With approximately 3,000 feet of frontage on US 460 (Frankfort/Georgetown Road), you enter this magnificent farm via an impressive gated stone entrance and travel over approximately four miles of paved roads along its tree-lined driveways to its vast and quality improvements. Horse improvements include nine concrete block barns with 105 stalls, six fabulous concrete block run-in sheds, a covered walker, and covered round pen. Additionally, improvements include a shop/paint building and equipment shed.

Housing includes a c.1870s 5,900 square foot home (currently used as an office) and four employee houses.

Bordered by the South Elkhorn Creek, Erhaab Stud is as aesthetically pleasing as it is functional. Call today and let us tell you more about this highly-improved turn-key Thoroughbred nursery.



## HORSE IMPROVEMENTS



### Barns 1, 2, 3, 4 and 8

- Identical 10-stall concrete block horse barns. Stalls measure 14' x 14'; double rear doors; office with half bath; large feed room; 16' aisle; metal roof.

### Barn #5

- 9-stall concrete block horse barn with a salt therapy room. Stalls measure 14' x 14' - each with heat lamps and double rear door; 14' x 11' office with half bath; 17.5' x 25' feed room; 16' aisle; metal roof.



### Barn #6

- 18-stall concrete block horse barn (one stall is a wash stall); stalls measure 14' x 14' with double rear door; office with half bath; 16' aisle; metal roof. **Adjacent covered 6-horse equigym.**



### Barn #7

- 18-stall concrete block horse barn identical to Barn #6.

**Adjacent covered round pen.**



### Barn #9

- 10-stall concrete block shed-row-style horse barn. Stalls measure 12' x 12'; 8' x 19' office; 12' x 19' feed/tack room.

### Concrete Block Run-in Sheds

Six—each measuring 20' x 100'; 5 bays with feeder; 19' x 20' feed room; metal roof.



- 50' x 96' mechanic shop/paint shop. Contains a tool room, shop, paint room, work room, large feed room plus a mechanical room, a break room, half bath. Each end has a drive-in door. This is a metal-wrapped concrete block facility.
- 50' x 160' 8-bay equipment shed with metal roof and siding. Contains an enclosed tool room.
- Approximately 22 miles of fencing
- Approximately 4 miles of paved roads.



## **Residences**

- 5,900 +/- square foot c.1870's Italianate brick home with details similar to the John McMurtry home. Currently utilized as an office, the first floor has 12' ceilings; front, rear, and side hallways; two sitting/living rooms; two offices; full bath; older eat-in kitchen plus pantry. The second floor contains three bedrooms plus an unfinished master plumbed for a full bath, and unfinished nursery. The basement has a concrete floor and a roughed-in full bath. Adjacent 14' x 14' brick smoke house.



- Employee House: 2,100 +/- square foot with two-car attached garage; entrance hall; living room with floor-to-ceiling fireplace; eat-in kitchen; dining room; laundry master bedroom with full bath (whirlpool tub plus shower) and walk-in closet; two guest bedrooms with additional full bath; and a rear covered deck.



- Employee House: 1,200 square foot one-story stone and aluminum siding home. This one-bedroom, one-bath home also contains a living room, kitchen with washer/dryer hook-up, and a dining room. Forced air propane heat and electric central air.



- Two identical 1,700 square foot 1.5 story employee houses with metal roofs and aluminum siding. First floor contains a living room, eat-in kitchen, bedroom, full bath, and utility room. Upstairs are two bedrooms with large walk-in closet. There is an unfinished walk-out basement, and each has a generator and side kitchen porch. Forced air propane heat and electric central air.











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**PRICE: \$11,500,000.  
(\$21,904. per acre)**

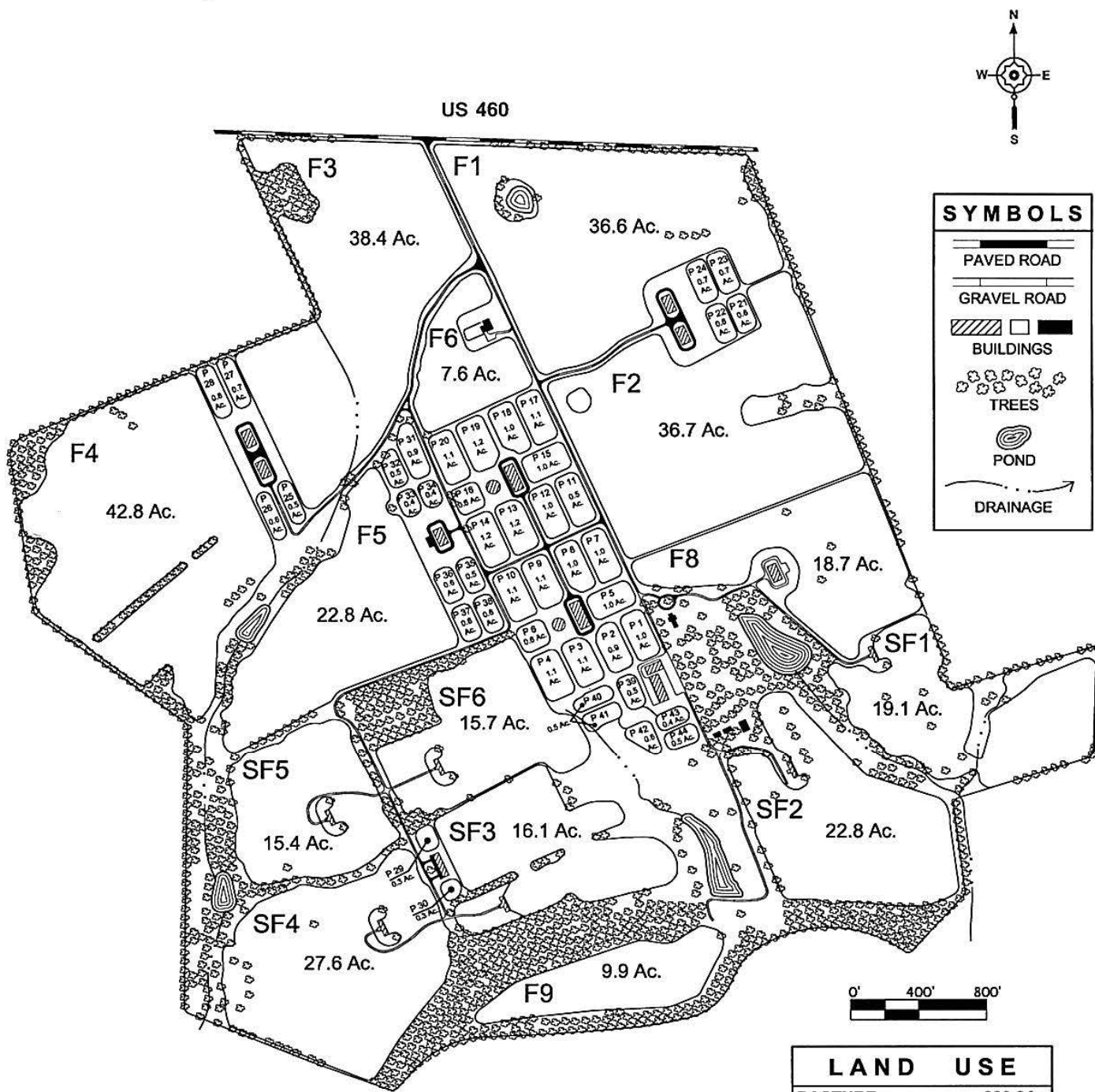


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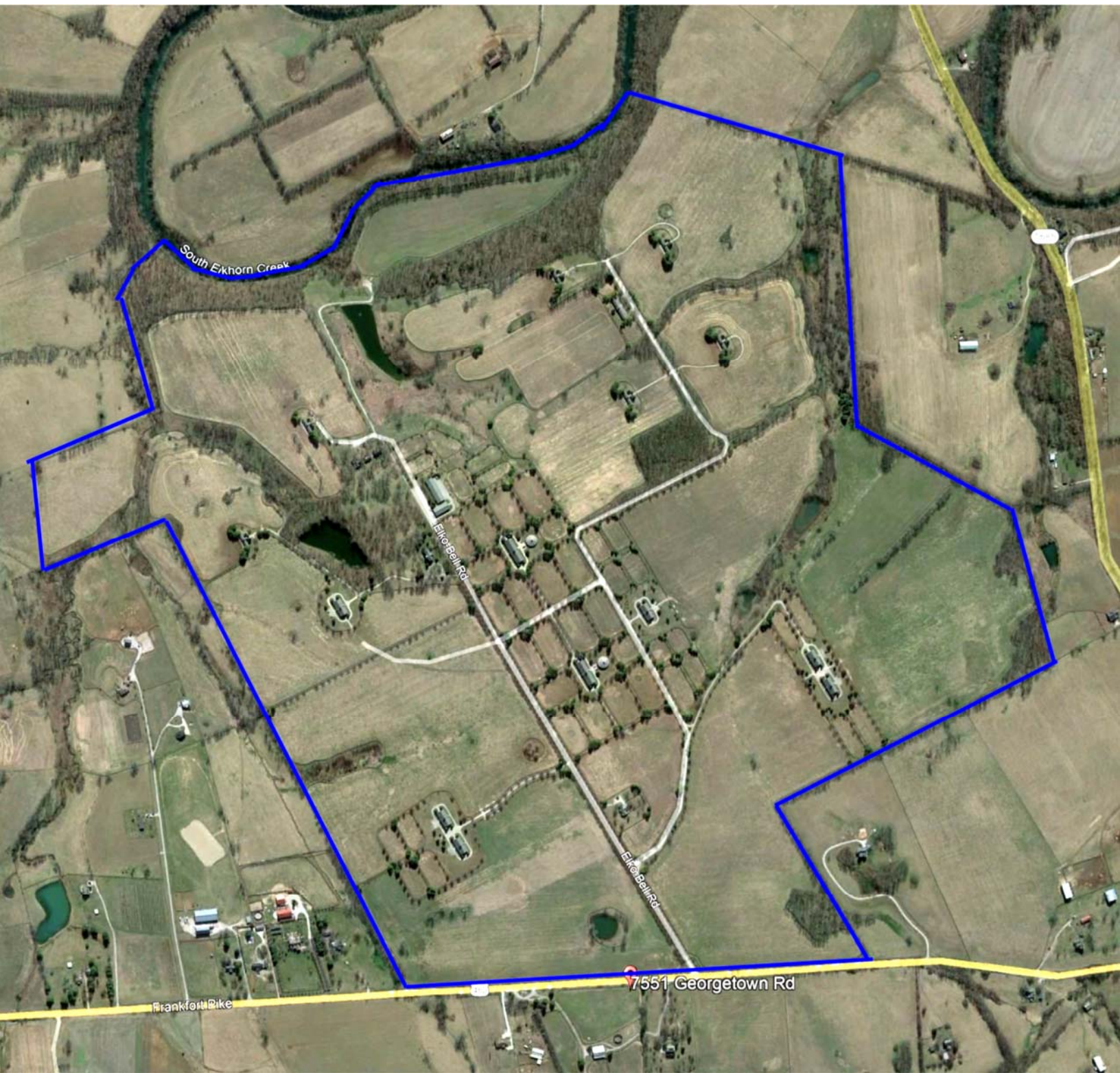
**ERHAAB STUD**  
A DIVISION OF SHADWELL FARM  
7551 GEORGETOWN ROAD  
GEORGETOWN, KENTUCKY



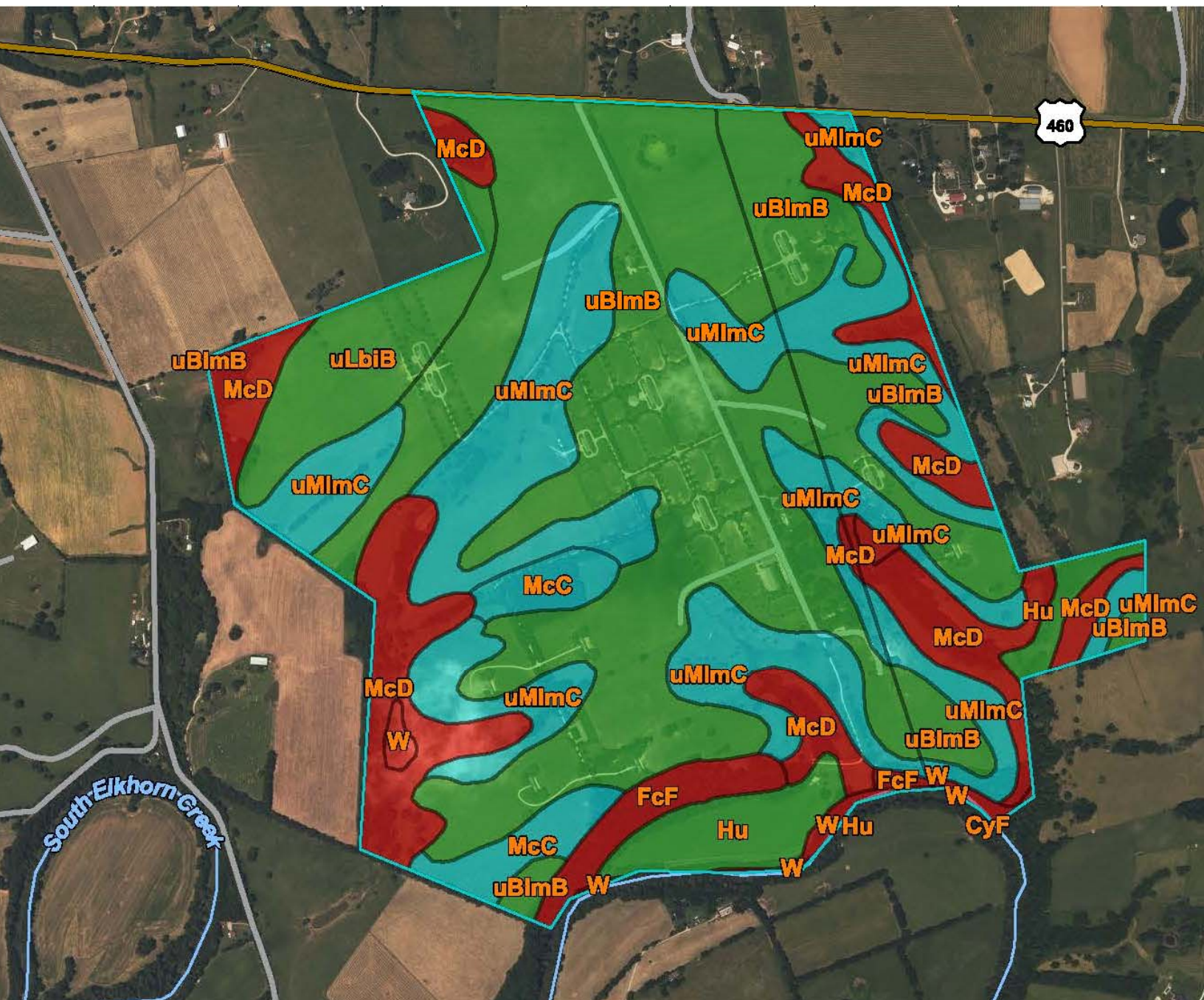
Prepared by  
FARM CLINIC, INC.  
2574 S. State Rd. 39  
Frankfort, IN 46041  
2019

LAND USE	
PASTURE	330.2Ac.
PADDOCKS	33.1
LOTS/WOODS/OTHER	143.4
ROADS	10.7
TOTAL	517.4Ac.











Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FcF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes	Not prime farmland	12.0	2.3%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	15.8	3.0%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	16.4	3.2%
McD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	44.0	8.5%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	180.5	34.7%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	28.8	5.5%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	98.5	19.0%
W	Water	Not prime farmland	3.8	0.7%
<b>Subtotals for Soil Survey Area</b>			<b>399.7</b>	<b>76.9%</b>
<b>Totals for Area of Interest</b>			<b>519.5</b>	<b>100.0%</b>

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
W	Water	Not prime farmland	0.1	0.0%
<b>Subtotals for Soil Survey Area</b>			<b>0.1</b>	<b>0.0%</b>
<b>Totals for Area of Interest</b>			<b>519.5</b>	<b>100.0%</b>

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CyF	Cynthiana-Rock outcrop complex, 20 to 50 percent slopes	Not prime farmland	1.3	0.3%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	5.1	1.0%
McD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	31.4	6.0%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	44.8	8.6%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	35.9	6.9%
W	Water	Not prime farmland	1.2	0.2%
<b>Subtotals for Soil Survey Area</b>			<b>119.6</b>	<b>23.0%</b>
<b>Totals for Area of Interest</b>			<b>519.5</b>	<b>100.0%</b>