

2000 BOONESBORO ROAD

31.8 +/- Acres

Winchester, Clark County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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

Tremendous development potential; flexible "PD Zoning" allows for commercial, retail, multi-family, or residential—or a combination! Sewer, natural gas, electric, and water are available. 31 stunning acres of manicured pastures, a meandering stream, all framed by tree-lined rows comprise this "must-see" property. Whether offered as a whole or divided to suit, its central location to nearby schools, churches, police and fire, restaurants, golf courses, supermarkets, and a regional hospital make this the best of town and country living! **A shovel-ready opportunity!!**



Offered Exclusively By



PRICE: \$700,000.

**Bill Justice
859-255-3657**

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NOTES:

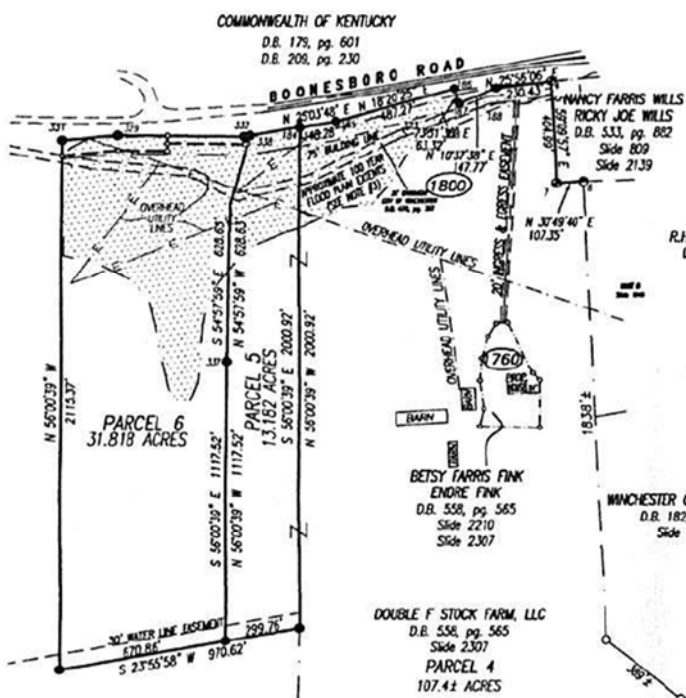
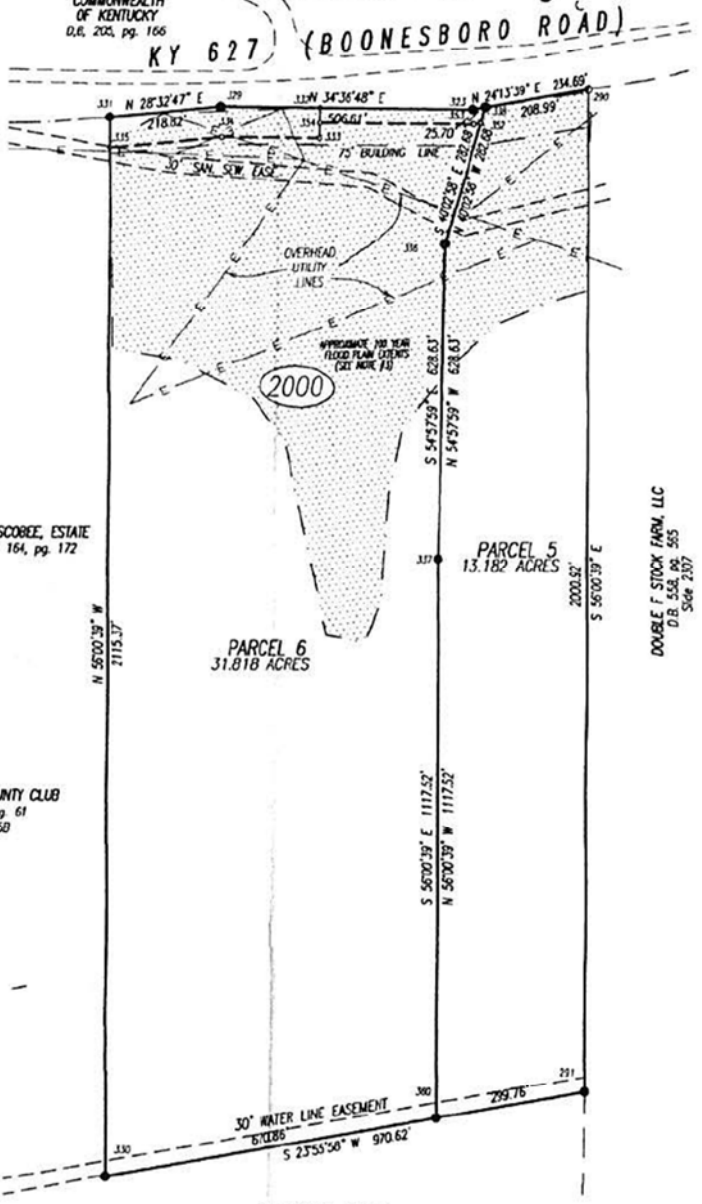
1. Parcel 5 and Parcel 6 plotted hereon are the same as Parcel 1 as shown in Slide 2387 in the Clark County Clerk's office.
2. Parcel 5 is to be consolidated with Parcel 4 (Double F Stock Farm, LLC) and is not to be sold separately.
3. A portion of the property plotted hereon is in a flood plain as indicated on FEMA FIRM Map No. 21049C0102C dated June 5, 2012 and FEMA FIRM Map No. 21049C0104C dated June 5, 2012.
4. No new entrance is allowed with this plot.
5. The 60' easement is to be dedicated to the public if the Owner of the R. H. Scobee Estates 2 constructs a street to be dedicated to the public.
5. This plot of survey represents a boundary survey and complies with 201 KAR 18:150.

60' EASEMENT			30' EASEMENT		
POINT	BEARING	DISTANCE	POINT	BEARING	DISTANCE
331-329	N 28°32'47" E	218.82'	332-323	N 34°36'48" E	306.61'
329-332	N 34°36'48" E	200.00'	323-338	N 24°13'39" E	25.70'
333-333	S 82°33'17" E	60.00'	339-332	S 40°02'58" E	13.30'
333-334	S 34°36'48" W	196.82'	332-333	S 24°13'39" W	13.97'
334-335	S 28°32'47" W	221.36'	333-334	S 34°36'48" W	309.34'
335-331	N 56°00'39" W	60.27'	334-332	N 55°23'12" W	30.00'

COMMONWEALTH OF KENTUCKY
D.B. 205, pg. 166

LEGEND:

- #4 Rebar, 18" long, with I.D. Cap stamped "Baldwin 1366" Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap stamped "Baldwin 1366" Set this Survey
- Iron Pin Found with I.D. Cap stamped "KYTC D7"
- ⊙ Address



R.H. SCOBEE, ESTATE
D.B. 164, pg. 172

R.H. SCOBEE, ESTATE
D.B. 164, pg. 172

MANCHESTER COUNTY CLUB
D.B. 182, pg. 61
Slide 2350

DOUBLE F STOCK FARM, LLC
D.B. 558, pg. 565
Slide 2307
PARCEL 4
107.41 ACRES

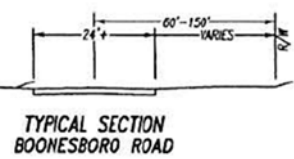
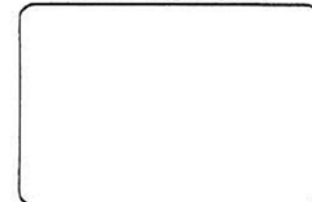
PARCEL 5
13.182 ACRES

PARCEL 6
31.818 ACRES

DOUBLE F STOCK FARM, LLC
D.B. 558, pg. 565
Slide 2307

R.H. SCOBEE, ESTATE
D.B. 164, pg. 172

COUNTY CLERK STAMP



KATHY A. FRICK
JACOB M. FRICK
LINDSEY A. FRICK
D.B. 509, pg. 353
Slide 1885

JOHN E. GRAHAM
LEAH D. GRAHAM
D.B. 424, pg. 129
Slide 16058

FARHOME VENTURES, LLC
D.B. 374, pg. 753
Slide 2106