

A Portion of
THE HISTORIC WOOD FARM
3006 Bryan Station Road
Fayette County, Lexington, Kentucky
274 +/- Acres



Offered Exclusively By



www.kyhorsefarms.com

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



Unique and absolutely beautiful farm

Ideally located 10 minutes from downtown Lexington and 15 minutes from the Kentucky Horse Park! Currently an

income-producing farm, property features six cottages overlooking the Elkhorn Creek, 87 stalls in three barns and a 50' x 198' indoor riding arena. Two deeded parcels with frontage on Bryan Station and Briar Hill—both PDR protected, as are several neighboring farms, adding to its natural beauty in perpetuity

Mature trees, lush fields, an impressive gated entrance, and the Elkhorn Creek all add to the ambiance of this 274 acre farm.



The historic Wood Farm offers the discerning buyer an exceptionally unique opportunity to acquire an ideally located farm with fertile soils, mature trees, lush fields, city water in addition to the lovely Elkhorn Creek, and a built-in income, if so desired (the cottages alone gross over \$93,000 per year). The Seller utilizes two boarding managers who solicit and manage partial care boarders. Horse boarding will realize approximately \$159,000 to the owner after payment to the boarding managers; hay production on the farm realizes \$20,000 per year to the owner. Detailed income and expenses can be provided to qualified and serious prospects.

The main farm is accessed by an impressive 20' automatic gate with mature landscaping which contains an irrigation system dividing the dual roadways. The farm road entrance was engineered to state highway specifications with extensive drainage systems and culverts.

The intrinsic beauty of this farm is enhanced by the Elkhorn Creek which traverses the rear 174 acres twice (there are two lovely creek crossings—one is concrete).





HORSE IMPROVEMENTS:

- 33 stall converted tobacco barn—named the “Oak Barn”. Stalls are approximately 10’ x 15’ with a 14.5’ aisle; six nice tack rooms; renovated stall floors and doors; wash stall; and hay loft. Two grooming stalls and outdoor wash bays.
- 32 stall converted tobacco barn—named the “Sycamore Barn”. Stalls are approximately 9’ x 15’ with a 15’ aisle plus outside wash bays; 16’ x 24’ tack and feed room; half bath; washer/dryer hook-up; and wash stall. Renovated stall floors and newer stall doors.
- 22 stall converted tobacco barn—named the “Creekside Barn”. Stalls are approximately 11.5’ x 15’ with a 14.5’ aisle. Renovated stall floors; hay loft; and wash stall. 15’ x 32’ updated storage and tack rooms.
- 50’ x 198’ indoor arena with attached 28’ x 72’ heated equipment shed with concrete floor and a 28’ x 36’ double tack room and tack up area.

NOTE: All barns were constructed by Charlie Parker.

- Automatic waterers.
- Fenced paddocks.
- 7 bent tobacco barn.
- 10 bent tobacco barn.
- All barns have updated wiring and LED lights.



COTTAGES OVERLOOKING THE ELKHORN CREEK:

Houses 1, 2 and 3:

- Approximately 870 square feet
- Two bedrooms, one bathroom
- Entry way
- Living room
- Kitchen
- Pantry closet
- Laundry room
- Front porch
- Two screened porches
- Drive-under carport
- Concrete basement room
- New roofs in 2015



House 4:

- Complete interior and exterior renovation in 2016 with new roof, wiring, plumbing, central HVAC, siding, kitchen, bathrooms, and utility room.
- Approximately 964 square feet
- Two bedrooms, two bathrooms
- Front porch
- Entry way
- Living room
- Kitchen
- Laundry closet
- Screened porch
- Drive-under carport
- Concrete basement room



House 5:

- Approximately 1,270 square feet
- Three bedrooms, two bathrooms
- Front porch
- Entry way
- Living room
- Kitchen
- Pantry closet
- Laundry room
- Two screened porches
- Large deck off ground floor overlooking the Elkhorn Creek

House 6:

- Approximately 806 square feet
- Two bedrooms, one bathroom
- Front porch
- Entry way
- Living room
- Kitchen
- Pantry closet
- Laundry room
- Two screened porches
- One open porch overlooking the Elkhorn Creek
- Drive-under carport
- Concrete basement room



The historic Wood Farm is in two parcels—3006 Bryan Station (100 +/- acres) and 3390 Briar Hill (174 +/- acres) - each is PDR protected with the ability to build a “main/principal” residence on each parcel plus, of course, any farm-related buildings whatsoever.

Unlike so many farms, the historic Wood Farm offers a multitude of options—a lovely, picturesque estate, a complete horse farm, or a combination of both. One could expand its current use for an equestrian facility suited for hunter/jumpers, dressage, or polo—or, once again, a combination of all. Call and let us show you this exceptional farm.

PRICE: \$3,950,000.



Agent: Bill Justice
(859) 255-3657

Agent: Bo Goodman
(859) 509-0582

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BRIAR HILL ROAD

Royester Rd

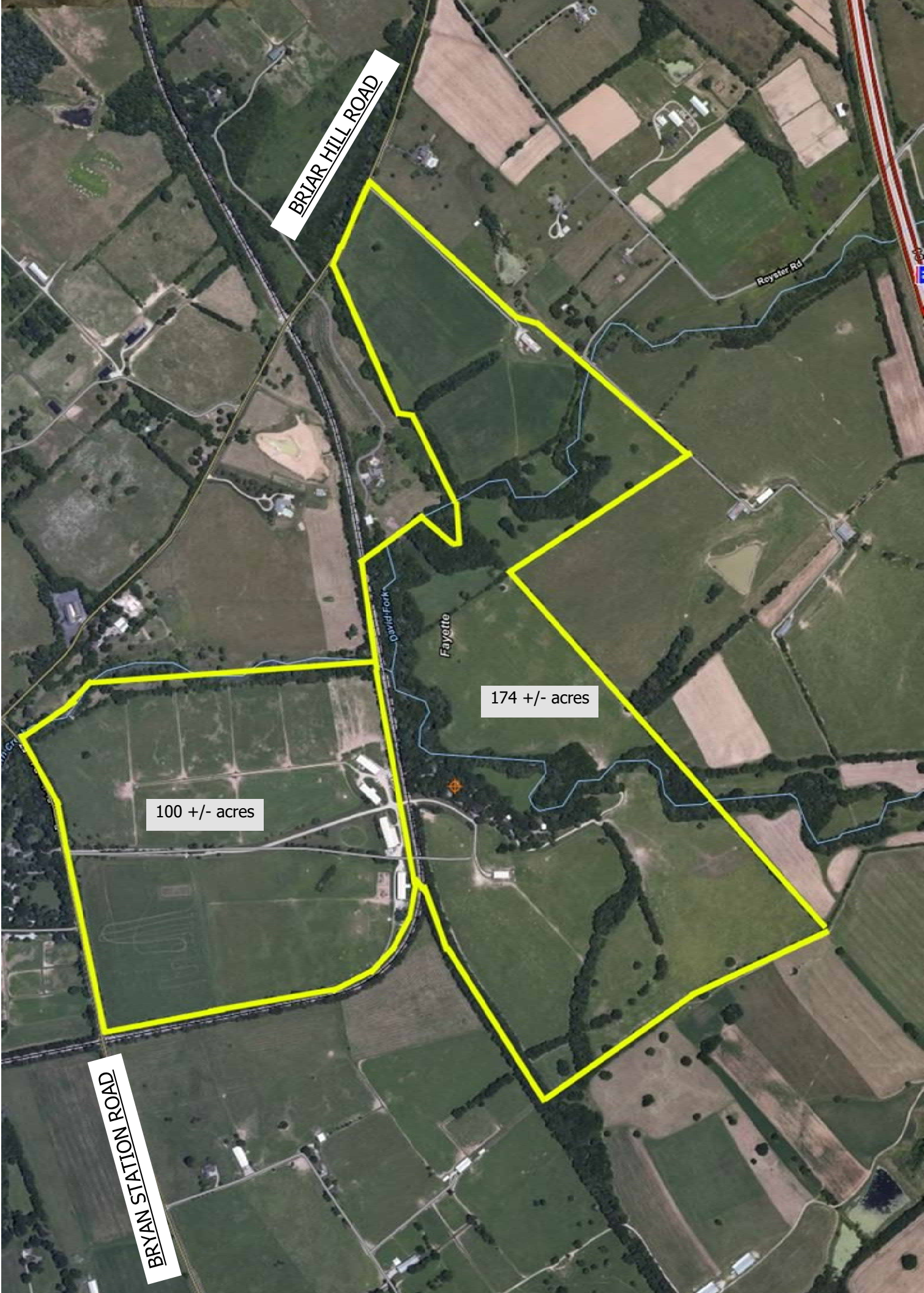
David Fork

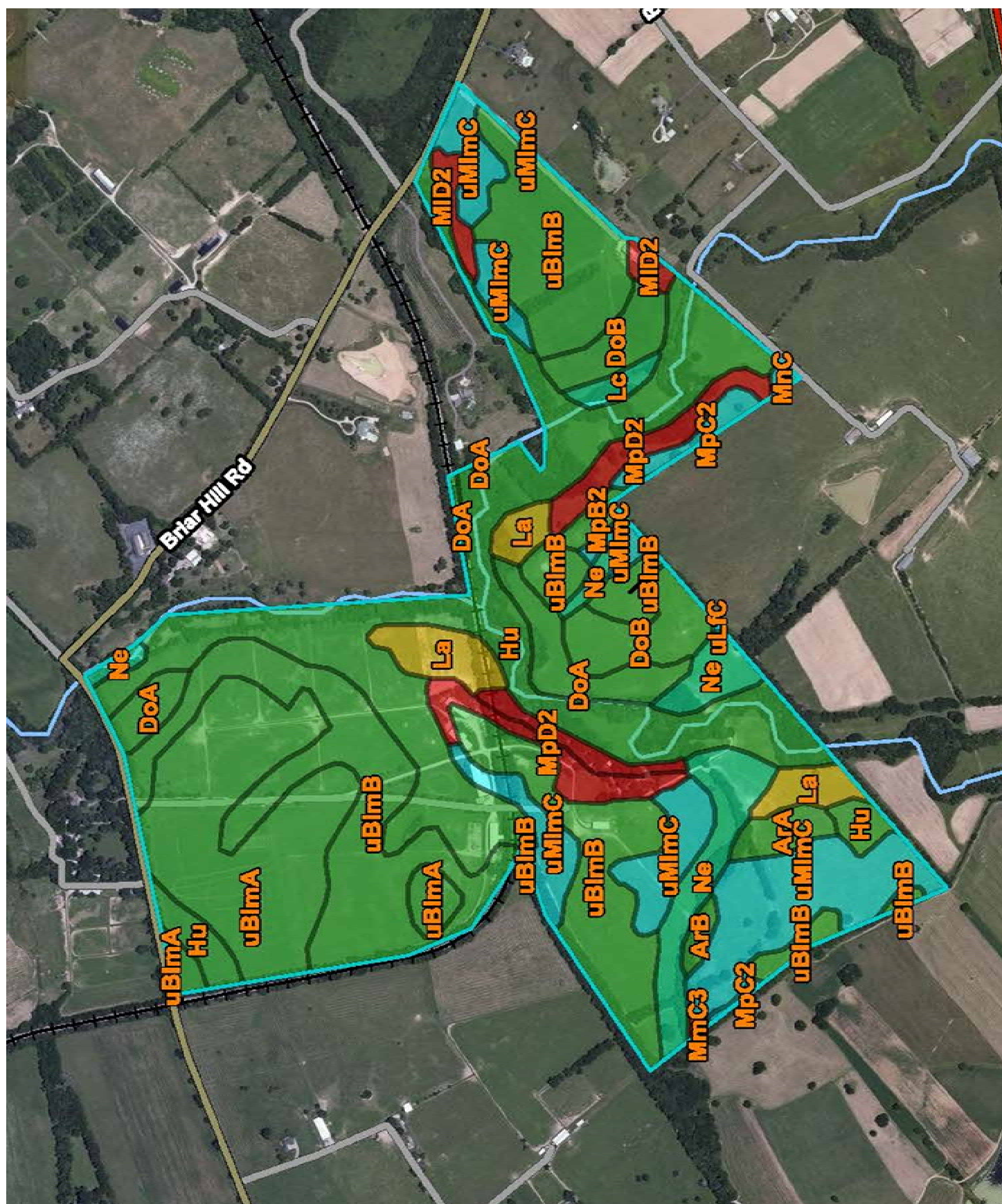
Fayette

174 +/- acres

100 +/- acres

BRYAN STATION ROAD





Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ArA	Armour silt loam, 0 to 2 percent slopes (elk)	All areas are prime farmland	3.1	1.1%
ArB	Armour silt loam, 2 to 6 percent slopes (elk)	All areas are prime farmland	1.3	0.4%
DoA	Donerail silt loam, 0 to 2 percent slopes	All areas are prime farmland	10.0	3.5%
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	12.1	4.2%
FaF	Fairmount very rocky silty clay loam, 20 to 50 percent slopes (fairmount-Rock outcrop complex)	Not prime farmland	2.8	1.0%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	66.9	23.4%
La	Lanton silty clay loam (dunning)	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	9.9	3.5%
Lc	Lawrence silt loam, 0 to 2 percent slopes, rarely flooded	Prime farmland if drained	1.8	0.6%
MID2	Maury silt loam, 12 to 20 percent slopes, eroded	Not prime farmland	3.2	1.1%
MmC3	Maury silty clay loam, 6 to 12 percent slopes, severely eroded (loradale)	Not prime farmland	0.3	0.1%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	0.5	0.2%
MpB2	McAfee silty clay loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	1.6	0.6%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	2.8	1.0%
MpD2	McAfee silty clay loam, 12 to 20 percent slopes, eroded	Not prime farmland	10.6	3.7%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	14.8	5.2%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	All areas are prime farmland	36.2	12.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	72.9	25.6%
uLfC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	0.1	0.0%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	34.6	12.1%
Totals for Area of Interest			285.3	100.0%