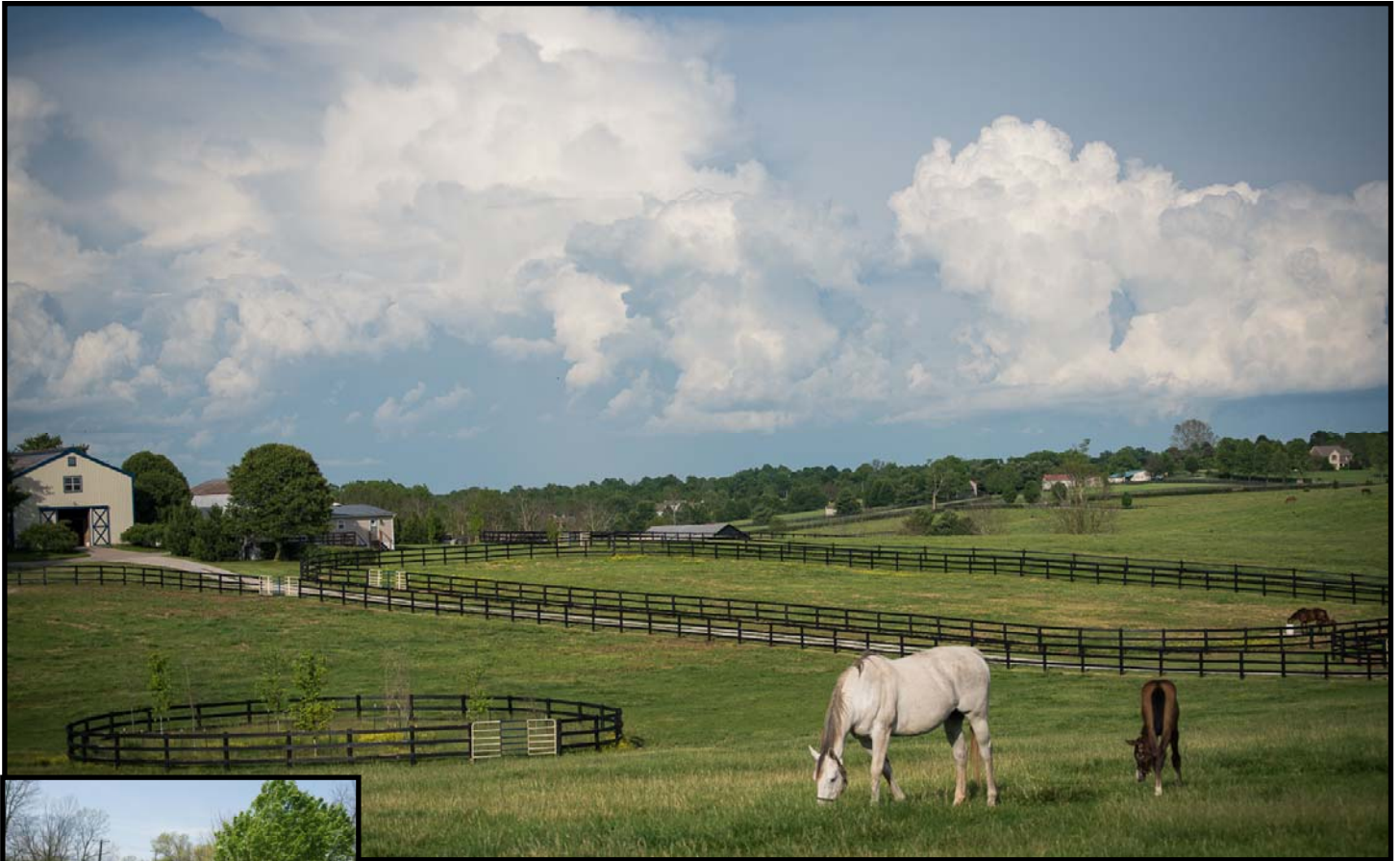


TIMBER TOWN FARM

130 ± ACRES

4435 Leestown Road, Lexington, Kentucky



OFFERED EXCLUSIVELY BY



www.kyhorsefarms.com

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



A unique opportunity to acquire a Fayette County horse farm that's the perfect size and known for producing superior race horses. Timber Town is less than five miles from New Circle Road and in the immediate vicinity of world renowned Don Alberto Farm and Masterson Station. Tree lined driveways and its early 1800's stone wall along its frontage enhance its natural beauty.

A charming and gracious main residence has been completely redone, owners added a guest cottage in 2016 and you'll discover a well located three bedroom two bath modular home utilized by the farm manager. Additional improvements include three horse barns with 39 stalls, a very nice 855 square foot office, three year old shop, hay barn with rear shed, and 60' round pen.



Main Residence

Consisting of 1965 square feet of gracious living area, this lovely home was completely gutted in 2009. An Amish built front door greets you as you enter the great room (open to the kitchen) with its beautiful cherry floors. A two car attached garage and screened in porch add to its desirability.



Kitchen: Cherry floor, granite countertops, island with granite top.



Side Hall: Tile floor containing full hall bath; pantry, utility room & coat closet.



Den: Cherry floor, wine cooler, ice machine, sink (granite countertop), exquisite fireplace.





Great Room: Cherry floor, open to kitchen & den.



Bedroom: Cherry floor



Primary Bedroom: Walnut floor, two walk in closets

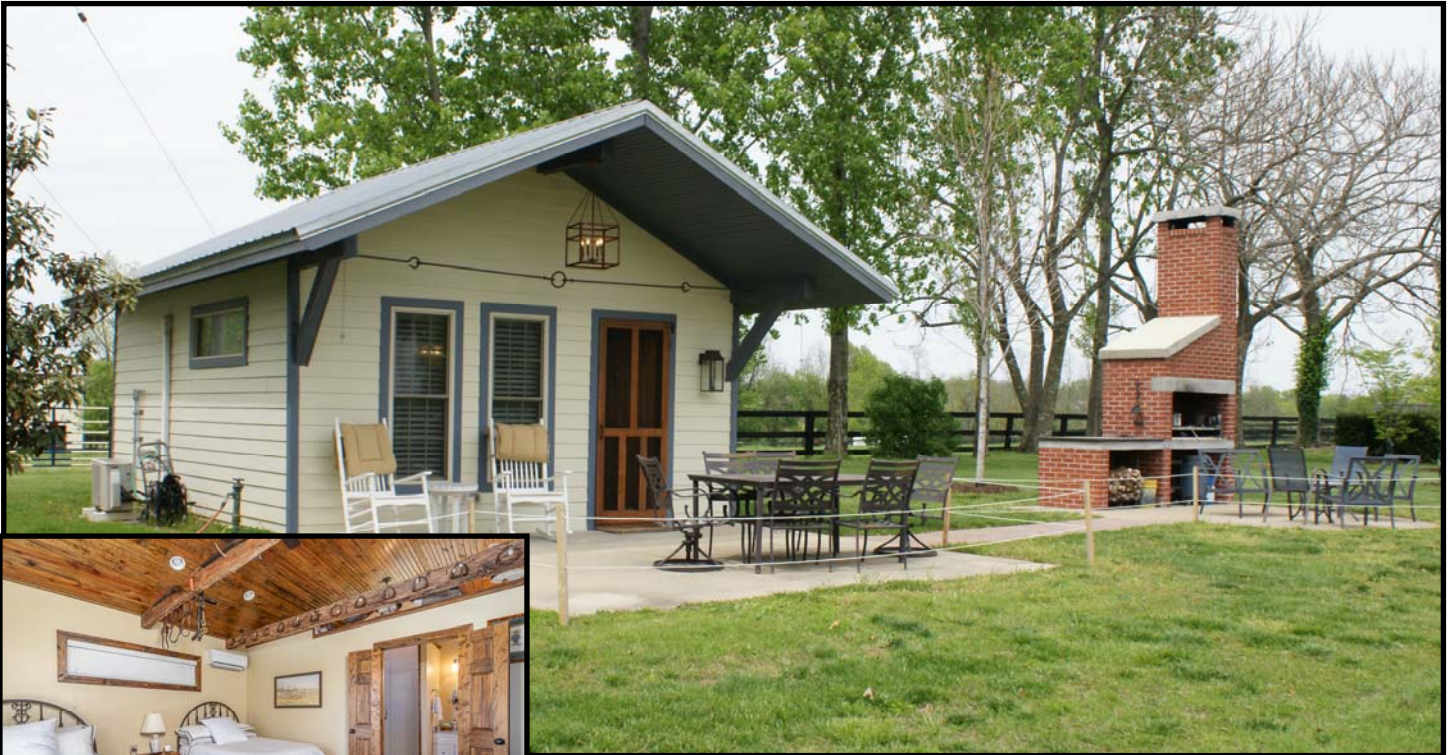


Primary Bathroom: Tile floor, walk-in shower, & tub

Manager's House



- 1300 square feet
- 3 bedroom
- 2 bath
- Rear deck



Guest Cottage

Constructed in 2016 with 375 square feet features a bedroom with tile floor and wood ceiling, full bath with walk in tiled shower.



Office

855 square feet of concrete block & vinyl siding construction. Vaulted ceiling reception/assistant's office. Main office has a wood ceiling, built in bookcase, half bath, fireplace, supply room and separate entrance.





Foaling Barn

- 14 stall foaling barn
- 2 foaling stalls
- Office
- Half bath
- Feed room
- Loft over stalls

15 Stall Converted Tobacco Barn

- Metal wrapped horse barn
- Six bay attached shed
- Feed room
- Stalls measure 11.25' x 13.75' with loft over stalls
- 18' foot aisle
- Double rear doors



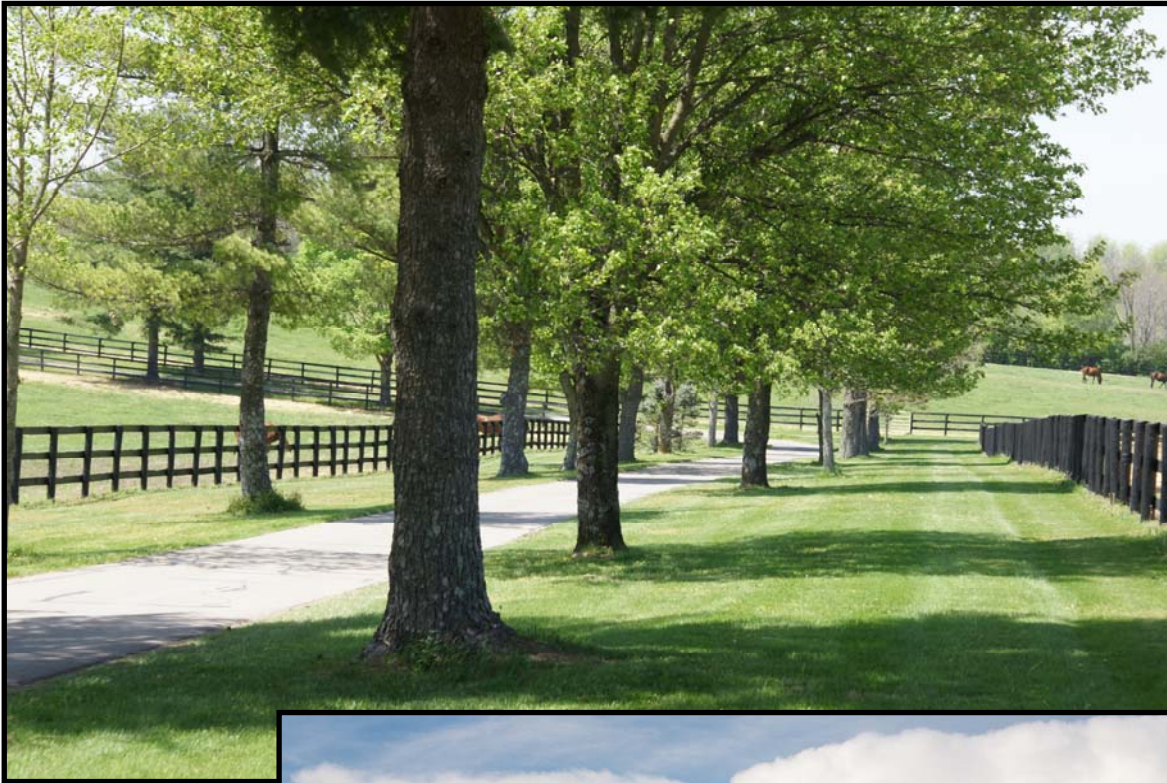
10 Stall Concrete Block Barn

- 13.5' aisle
- 12' x 12' stalls
- Tack room
- Double rear doors

Other Improvements:

- 16' x 32' metal shop built in 2019 with overhead door
- 30' x 40' metal hay barn with 20' x 38' shed
- 60' round pen





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

PRICE: \$3,500,000.



Agent:
Bill Justice
859-255-3657

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FaD3	Fairmount very rocky silty clay loam, 6 to 30 percent slopes, severely eroded (fairmount-Rock outcrop complex)	Not prime farmland	2.5	1.9%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	12.0	9.2%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	20.9	15.9%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	13.8	10.5%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	34.4	26.3%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	28.9	22.1%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	17.8	13.6%
W	Water	Not prime farmland	0.5	0.4%
Totals for Area of Interest			130.9	100.0%