

# JACOBS FARM

331 ± Acres

5878 & 6158 Briar Hill Road

Lexington, Fayette County, Kentucky



*Offered Exclusively By*



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

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





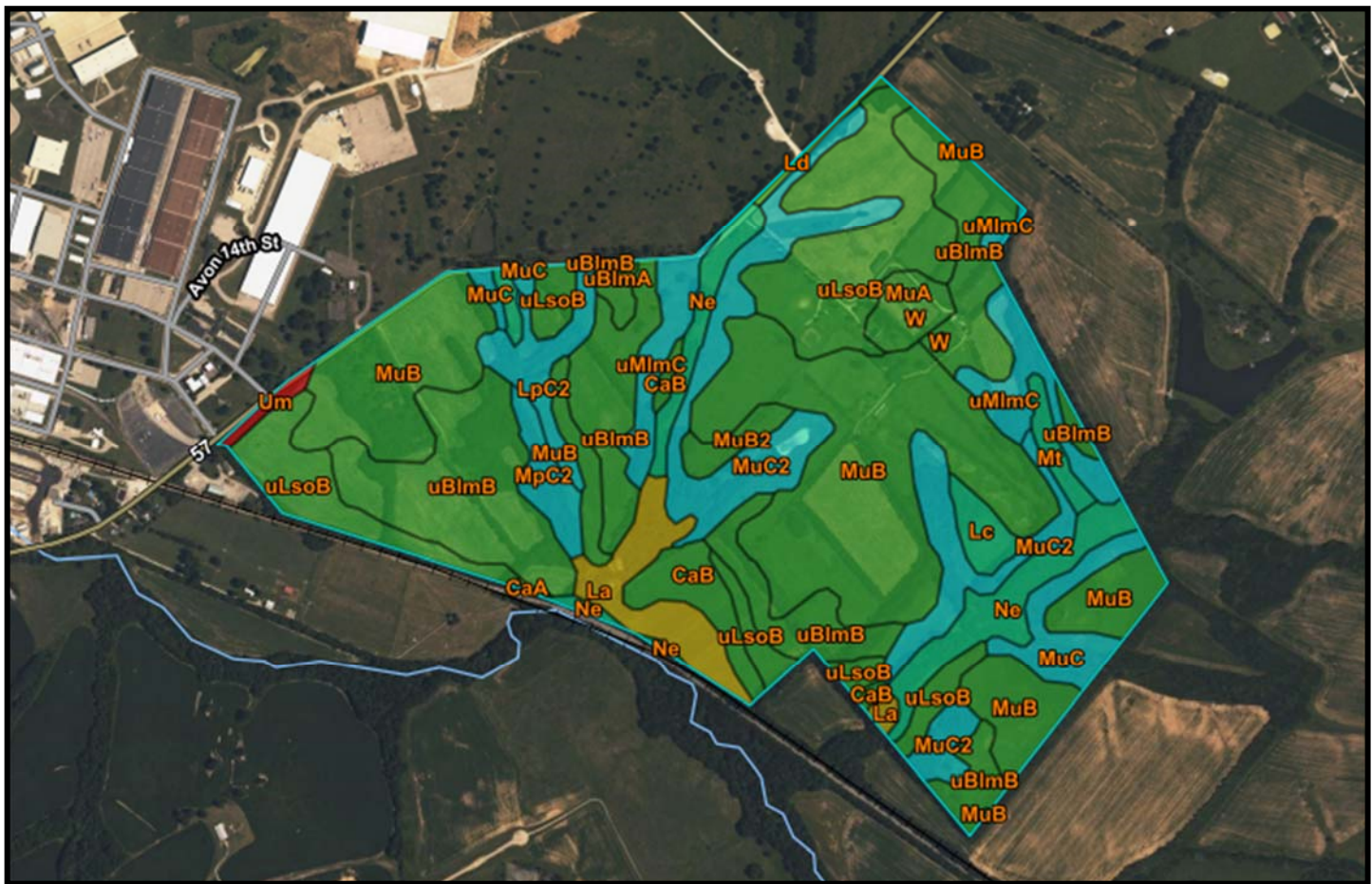
In the same family for decades, the Jacobs Farm is an absolutely beautiful well located farm that has the rare potential of offering an exit strategy. The farm is in two deeded tracts ( 217.87 acres & 113.66 acres ) with the smaller tract bordered by the railroad. Across the road from Bluegrass Station, close to downtown Lexington, and the interstate—this farm offers a wonderful hedge against inflation. There are older homes and out buildings on each tract of little or no value. Will Sell the 217.87 acres separately .











## Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CaA	Otwood silt loam, 0 to 2 percent slopes, rarely flooded	All areas are prime farmland	0.3	0.1%
CaB	Otwood silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	8.2	2.5%
La	Lanton silty clay loam (dunning)	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	11.8	3.5%
Lc	Lawrence silt loam, 0 to 2 percent slopes, rarely flooded	Prime farmland if drained	3.6	1.1%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	1.0	0.3%
LpC2	Loudon silt loam, phosphatic, 6 to 12 percent slopes, eroded	Farmland of statewide importance	7.5	2.3%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	5.1	1.5%
Mt	Melvin silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	4.0	1.2%
MuA	Mercer silt loam, 0 to 2 percent slopes	All areas are prime farmland	4.6	1.4%
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	93.8	28.2%
MuB2	Mercer silt loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	3.2	1.0%
MuC	Mercer silt loam, 6 to 12 percent slopes	Farmland of statewide importance	8.8	2.7%
MuC2	Mercer silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	33.9	10.2%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	16.7	5.0%
uBImA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	All areas are prime farmland	2.0	0.6%
uBImB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	64.7	19.4%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	47.2	14.2%
Um	Urban land-Loradale-Mercer complex (Urban land)	Not prime farmland	1.4	0.4%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	15.3	4.6%
W	Water	Not prime farmland	0.3	0.1%
<b>Totals for Area of Interest</b>			<b>333.3</b>	<b>100.0%</b>

**PRICE: \$3,575,000.**  
**(\$10,785.00 per acre)**



**Agent: Bill Justice**  
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