

A Portion of  
**SHADAYID STUD**  
A Division of  
**SHADWELL FARM**

273 ± Acres

2477 West Leestown Road  
Woodford County, Midway, Kentucky



*Offered Exclusively By*



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

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



When Shadwell Farm, established in 1985, decided to expand, they were given the order to procure the richest, undeveloped land that was available in Central Kentucky. This was accomplished in 1993 and 1994 with what's now named Shadayid Stud. Consisting of approximately 805 acres on both sides of Leestown Road, Shadayid Stud has been painstakingly developed into the premier horse farm that it is today.

Justice Real Estate is extremely honored to have been selected to exclusively market this exceptional farm for Shadwell Farm. It's now available and allows you an excellent and unique opportunity to acquire a world-class facility located just outside highly-desirable Midway.

The South Side is accessed via two stone gated entrances and is home to its horse and cattle division. With 40 paddocks, you'll find two identical concrete block 18-stall horse barns, a rehab barn with offices and 8 stalls, a show barn, a calving barn, three hay barns, a turn-out barn, shop and equipment building, and a nice 2,100 square foot three-bedroom, two-bath employee house. The farm is further improved with 35 miles of fencing and over five miles of paved roads.



## SOUTH SIDE IMPROVEMENTS



- Two (2) identical 18-stall concrete block horse barns with metal roofs and double rear doors; stalls measure 14' x 14'; office with half bath; one with a salt therapy room; 16' aisle.
- Cattle/Show Barn: Measuring 42' x 112' with metal siding and roof. Contains feed room, wash stall, prep stall, storage room, office with half bath, and nine pens with rear doors.
- Hay Barn: 80' x 120' with metal siding and roof, an asphalt driveway and lime-dust on the sides. Adjacent to the maintenance area.
- Equipment Building: 24' x 140' with metal siding and roof; nine bays; and a break room.
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- Shop: 40' x 50' with metal siding and roof; 15' ceiling, office, tool room, and half bath.
- Calving Barn: 40' x 84' with metal siding and roof; office with half bath; feed room; and storage room.



- Rehab Barn: 60' x 150' with metal siding and roof. Contains a large reception room with beamed vaulted ceiling, conference room, four offices, two baths, plus upper level viewing area. The rear of the barn contains eight concrete block stalls (13' x 14'), a break room, and, at the very rear, a 23' x 24' hay storage area.



- Two (2) 40' x 112' hay storage buildings with metal roof and sides.
- 50' round pen.
- 40' x 112' equipment building with metal roof and sides.
- 40' x 117' turn-out barn with sand floor.

- Employee House containing 2,100 square feet, three bedrooms, and two baths with generator hookup.







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**PRICE: \$6,250,000.  
(\$22,893.00 per acre)**



**Agents: Bill Justice  
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2477 W. Leestown Rd  
273 +/- Acres





Additional 532 +/-  
Acres Available  
Separately

This is an aerial photograph of a rural landscape. A large area in the upper half of the image is outlined in black, containing several small ponds and scattered buildings. Below this, a road labeled 'W. LEESTOWN RD' runs horizontally. A property located south of this road is outlined in yellow. The landscape is a mix of green fields, brown patches, and some trees.

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273 +/- Acres

On the right side of the image, a road is partially visible and labeled 'FISHER'.





Summary by Map Unit — Jessamine and Woodford Counties, Kentucky (KY624)

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	0.9	0.4%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	2.6	1.0%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	21.6	8.1%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	6.5	2.4%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	All areas are prime farmland	10.4	3.9%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	154.7	57.9%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	66.4	24.9%
W	Water	Not prime farmland	3.9	1.4%
<b>Totals for Area of Interest</b>			<b>267.2</b>	<b>100.0%</b>



LEESTOWN ROAD

