

SHADAYID STUD

A Division of

SHADWELL FARM

806 ± Acres

2121 West Leestown Road
Woodford County, Midway, Kentucky



Offered Exclusively By



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 806 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 North Side (532 acres) is currently developed into a yearling division featuring six well-planned fields from 50-75 acres each and can easily be converted into a broodmare/ yearling operation. Beautiful winding roads lead you to six identical concrete block barns with 84 stalls and three employee houses. In addition to the manager's residence, you'll discover two three-bedroom, two-bath employee houses plus the farm office and majlis. The South Elkhorn Creek is along the farm's entire rear boundary and interspersed along the creek are three small cabins.

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.

NORTH SIDE IMPROVEMENTS



- Six (6) identical 14-stall concrete block horse barns with metal roofs. Stalls measure 14' x 14' and have double rear doors; office with half bath; 14' x 44' feed room; 17' aisle; and tall vaulted ceilings.
- Brick manager's home: 2,300 square feet constructed in 1994; contains five bedrooms, 2.5 baths, large eat-in kitchen, dining room, living room with floor-to-ceiling fireplace, laundry, and rear deck. HVAC via a heat pump and a generator hookup.



- Two (2) identical brick employee houses—each contains 2,100 square feet with a two-car attached garage; entrance hall; living room with floor-to-ceiling fireplace; dining room; eat-in kitchen; laundry; master bedroom with full bath (whirlpool tub plus shower) and walk-in closet; two guest bedrooms and a hall full bath. HVAC via a heat pump and generator hookup.



- Majlis: Redwood exterior with stone columns, metal roof, and containing approximately 1,200 square feet. Located adjacent to the office. The building has vaulted beamed ceiling and three sets of French doors. Additionally, you'll discover a kitchen with slate floor, half bath, and a sitting room.



- Office: 960 square foot brick building with metal roof. Contains two offices, a break room, file storage room, entry way, and half bath.

- Three (3) 240 square foot frame-sided cabins with metal roofs and a wood stove. Interspersed along the creek in lovely secluded areas.



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.
- Equipment Building: 24' x 140' with metal siding and roof; nine bays; and a tool storage room with shelves and asphalt floor.



- 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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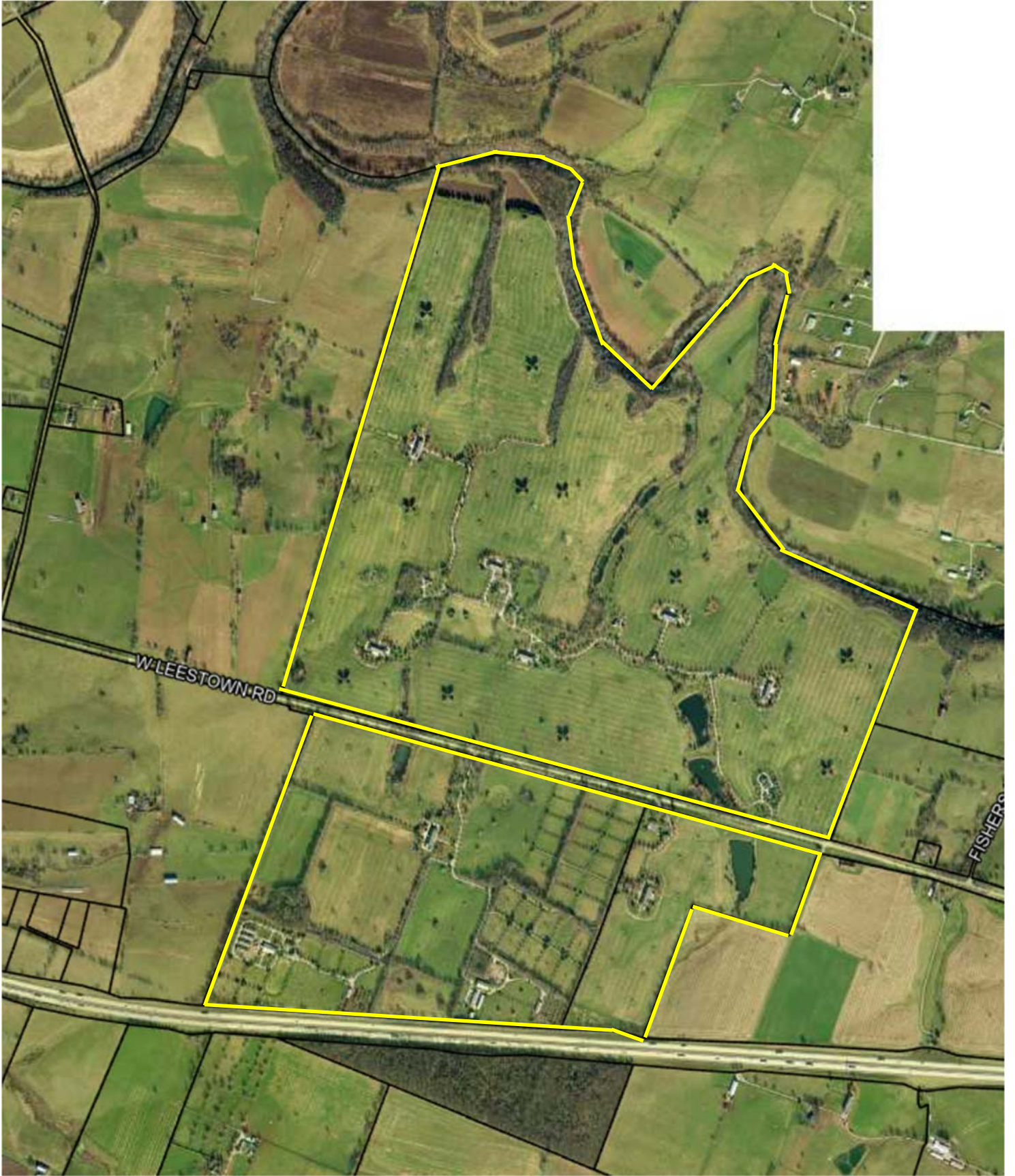
**PRICE: \$16,750,000.
(\$20,781. per acre)**

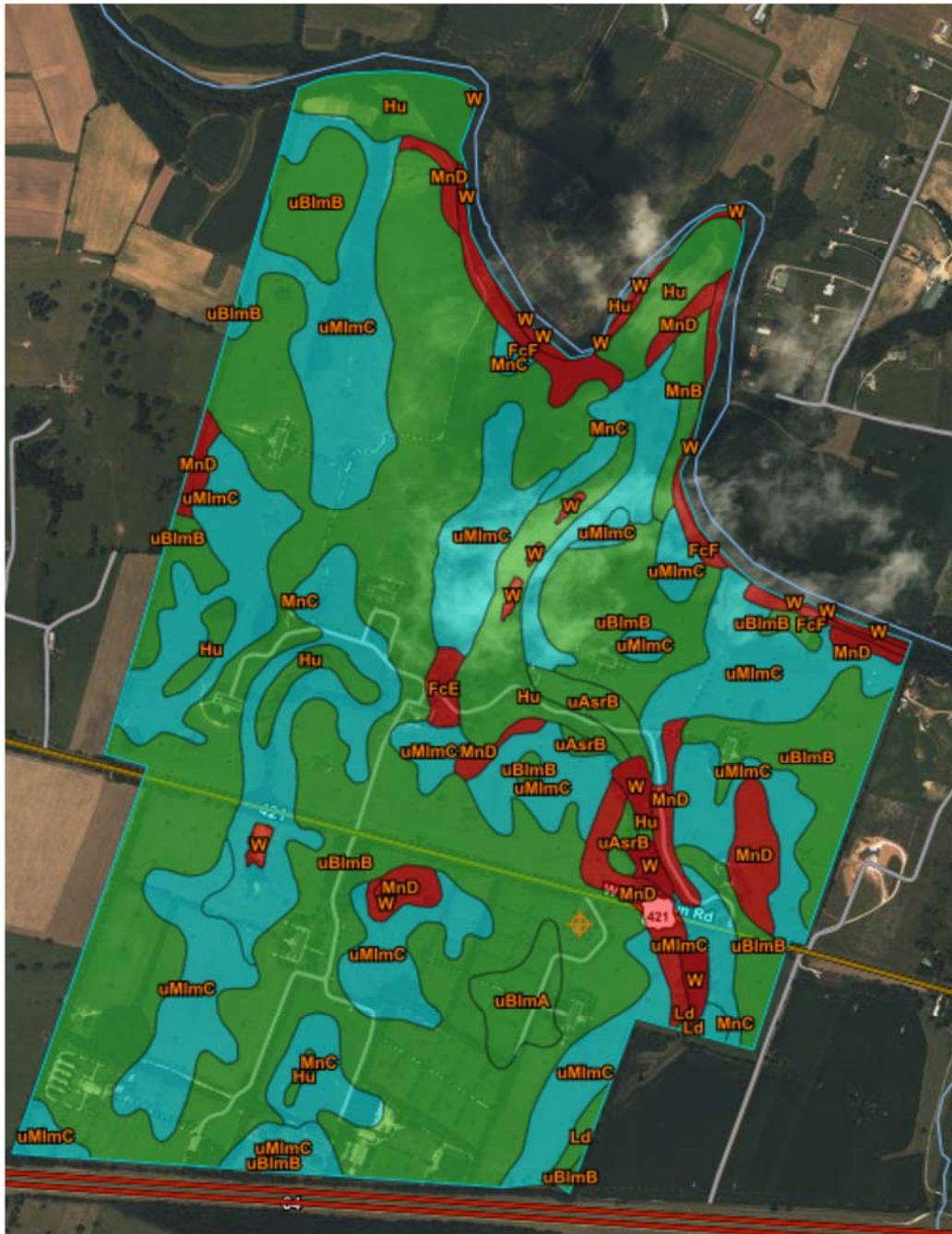


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Summary by Map Unit — Jessamine and Woodford Counties, Kentucky (KY624)

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	3.0	0.4%
FcF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes	Not prime farmland	12.9	1.6%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	53.4	6.7%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	2.4	0.3%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	6.1	0.8%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	63.9	8.0%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	34.4	4.3%
uAsrB	Ashton silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	8.3	1.0%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	All areas are prime farmland	10.4	1.3%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	371.0	46.7%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	213.8	26.9%
W	Water	Not prime farmland	14.0	1.8%
Subtotals for Soil Survey Area			793.7	99.9%

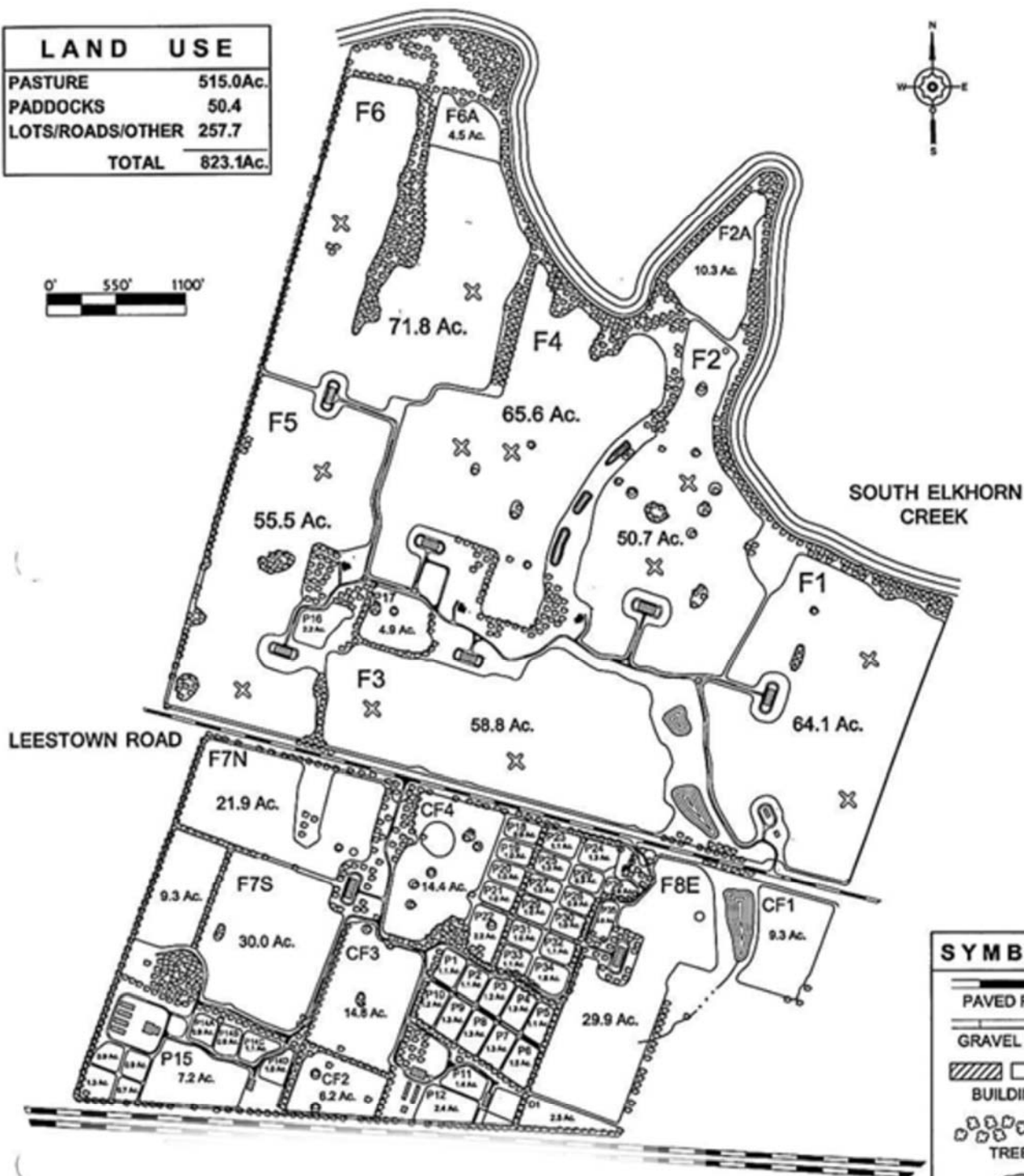
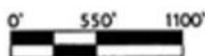
Summary by Map Unit — Scott County, Kentucky (KY209)

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	0.0	0.0%
W	Water	Not prime farmland	1.0	0.1%
Subtotals for Soil Survey Area			1.1	0.1%
Totals for Area of Interest			794.7	100.0%

SHADAYID FARM

A DIVISION OF SHADWELL
 1936 W. LEESTOWN ROAD
 MIDWAY, KENTUCKY

LAND USE	
PASTURE	515.0Ac.
PADDOCKS	50.4
LOTS/ROADS/OTHER	257.7
TOTAL	823.1Ac.



SYMBOLS	
	PAVED ROAD
	GRAVEL ROAD
	BUILDINGS
	TREES
	POND
	DRAINAGE

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Prepared by
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