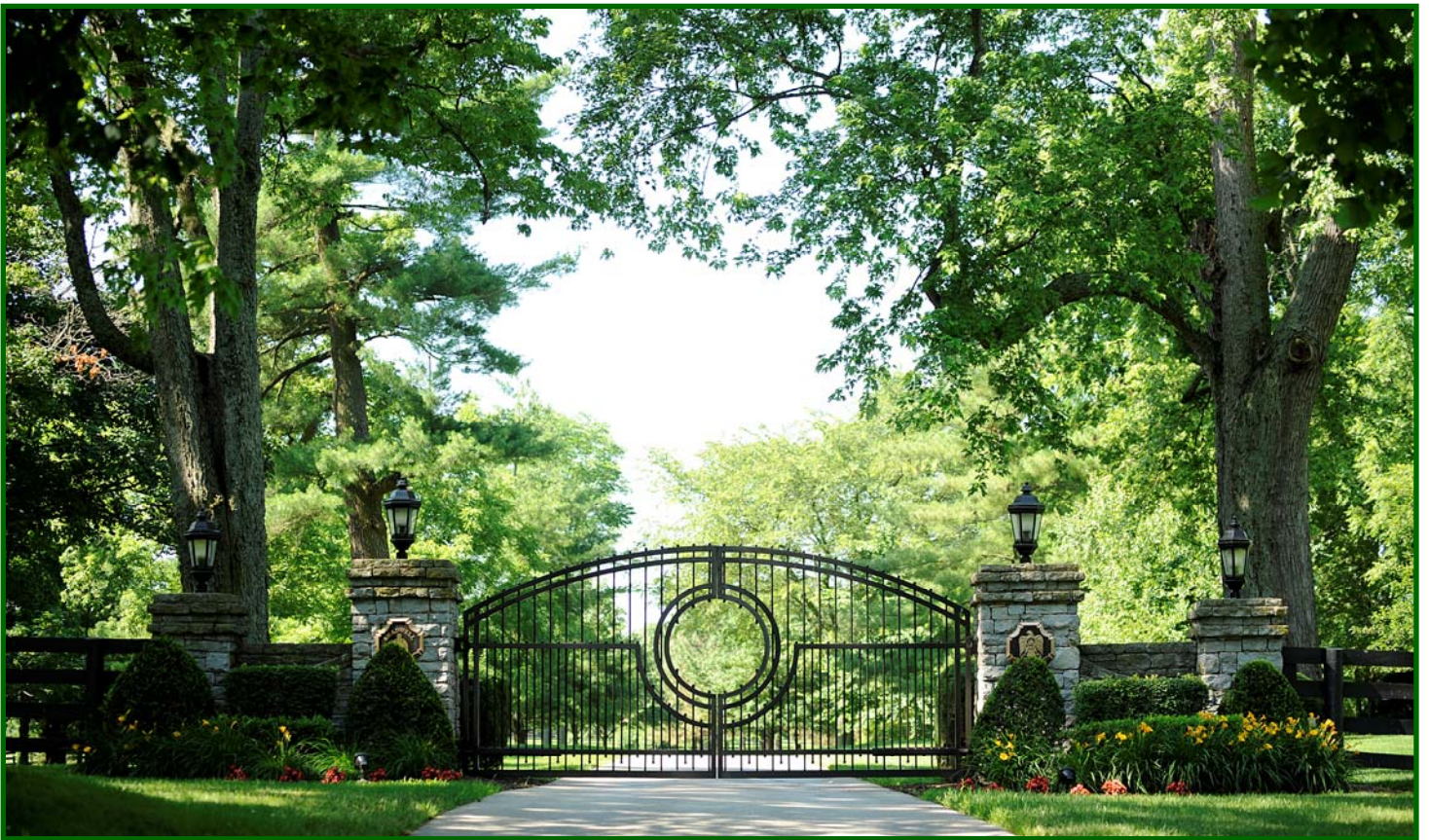


A Portion of
SHADAYID STUD
A Division of
SHADWELL FARM

532 ± Acres

1936 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 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 North Side (532 acres) has beautiful winding roads that lead you to six identical concrete block barns with 84 stalls.

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.

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.





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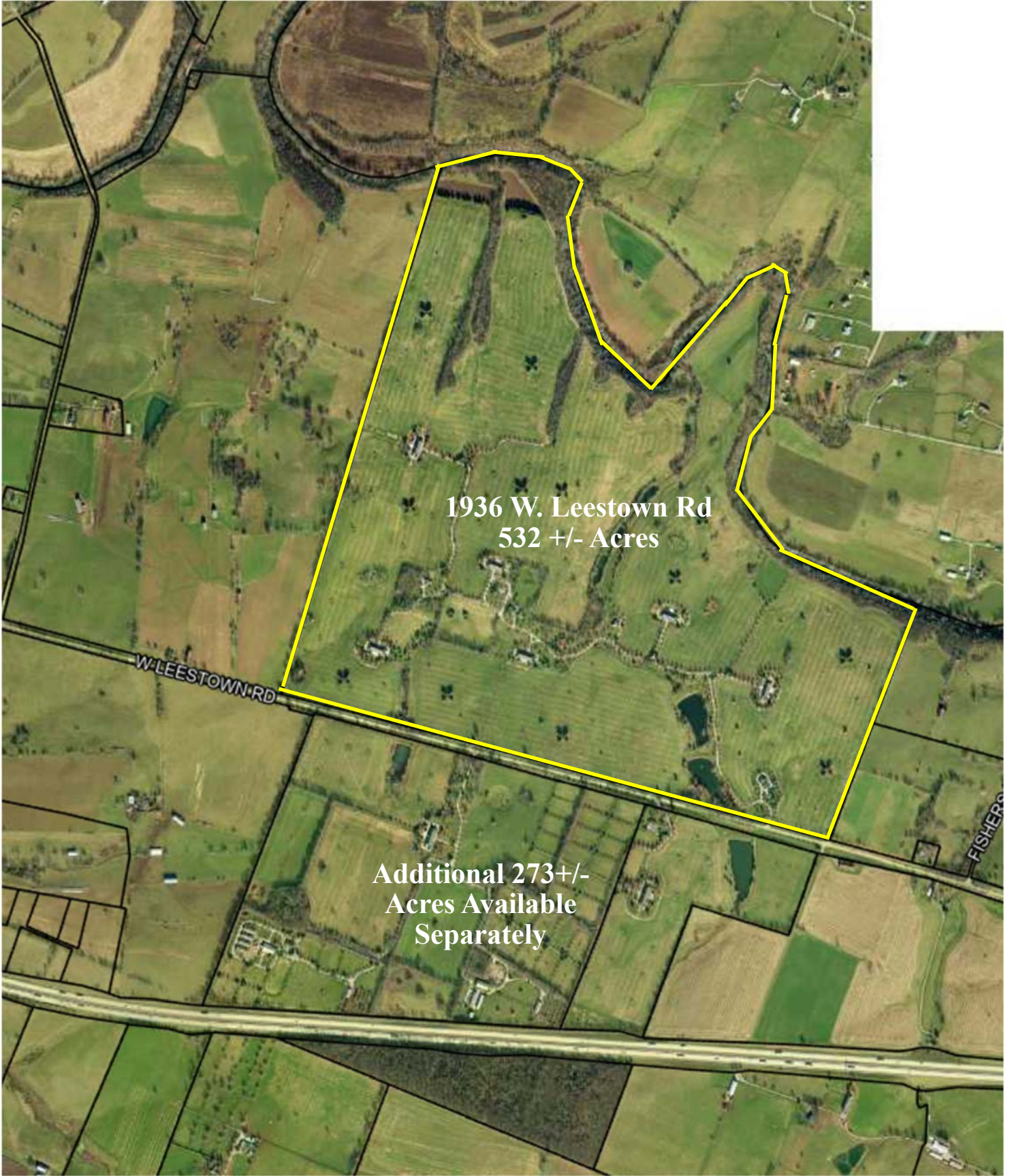
**PRICE: \$12,250,000.
(\$23,026.32. per acre)**



**Agents: Bill Justice
859-255-3657
Allen Kershaw
859-333-2901**

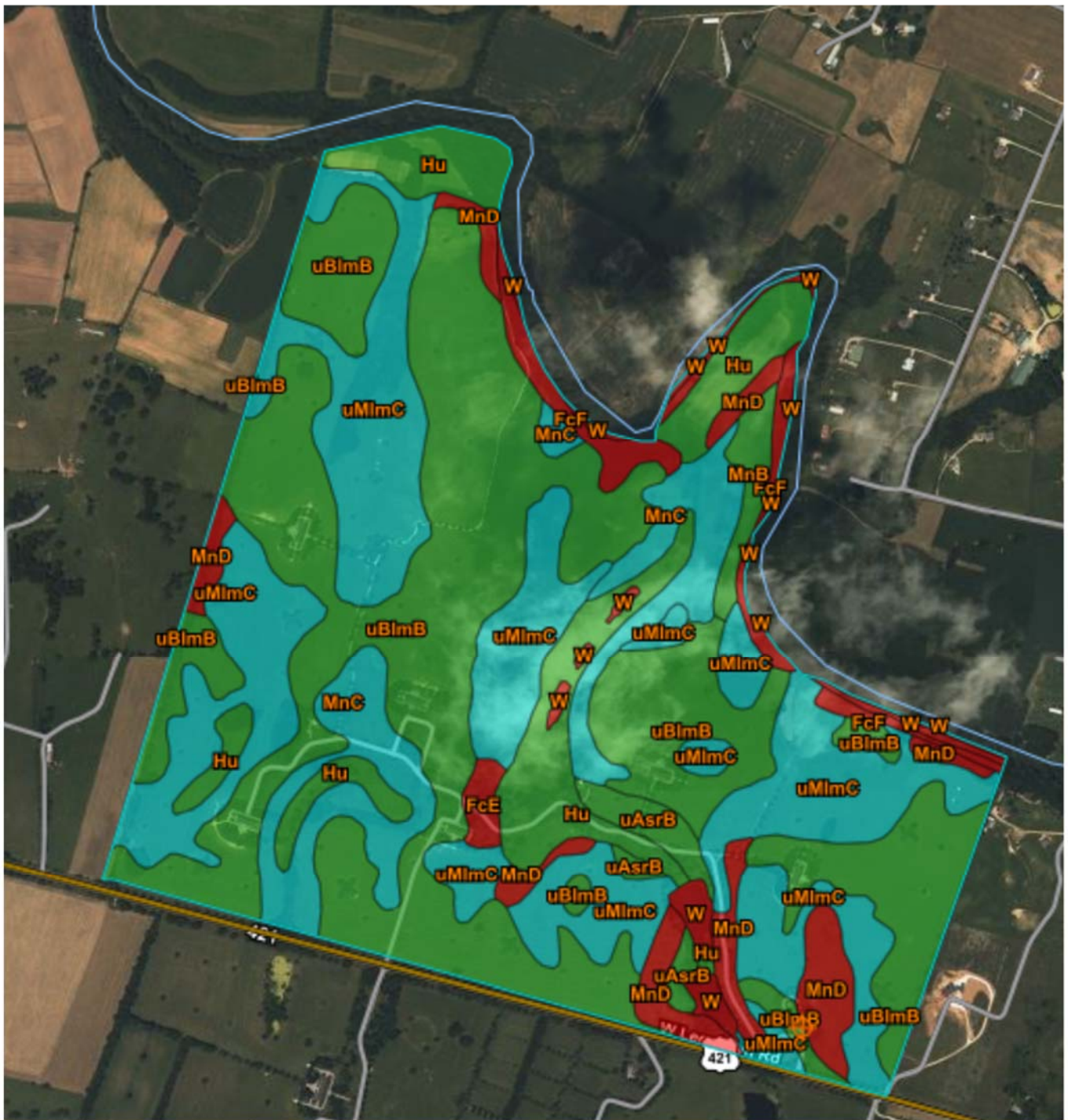
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1936 W. Leestown Rd
532 +/- Acres

Additional 273+/-
Acres Available
Separately



Tables — Farmland Classification — Summary By Map Unit

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

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

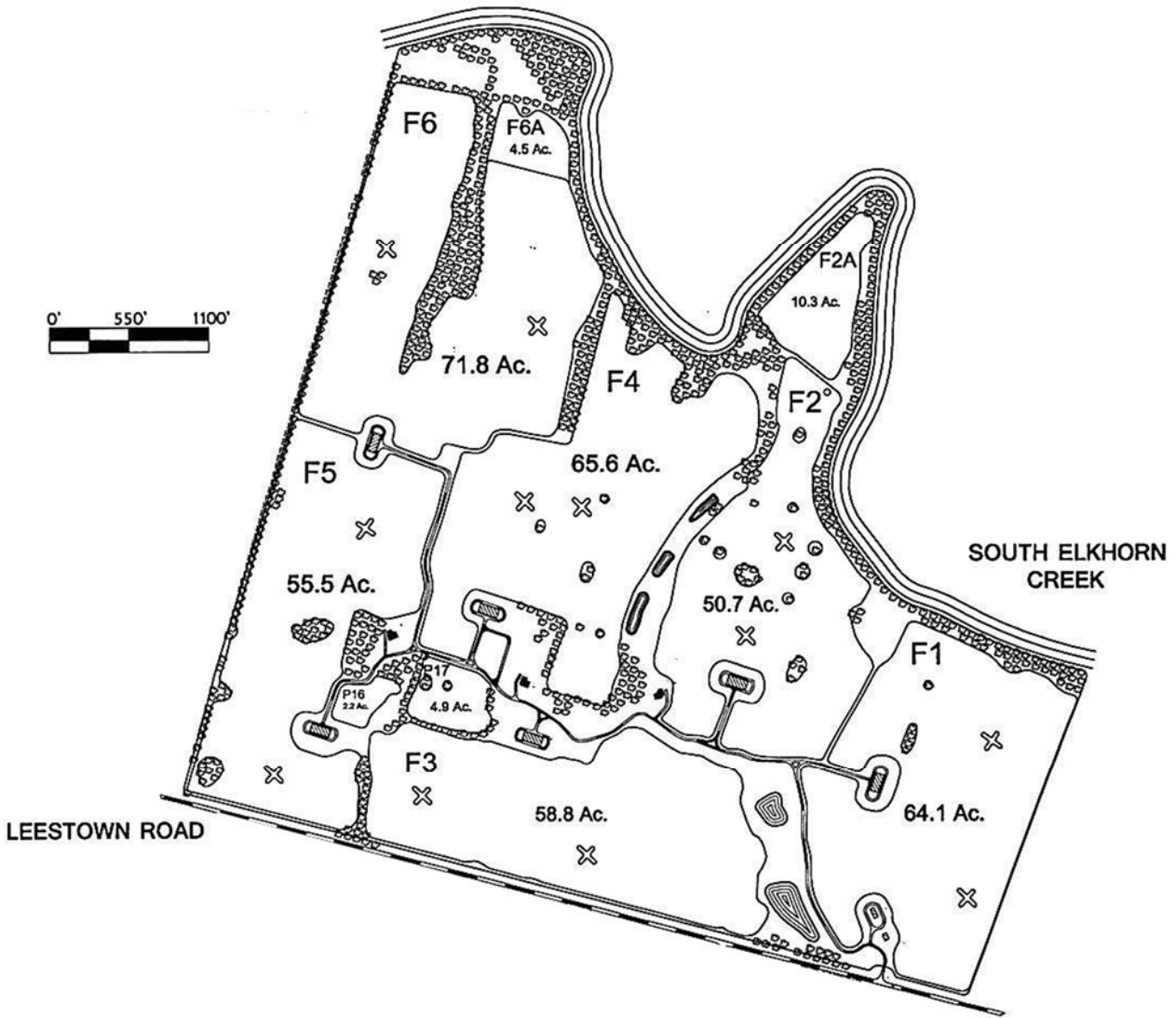
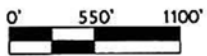
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	3.0	0.6%
FcF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes	Not prime farmland	12.8	2.4%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	49.7	9.5%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	6.1	1.2%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	42.0	8.0%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	27.4	5.2%
uAsrB	Ashton silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	8.3	1.6%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	214.6	41.1%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	148.8	28.5%
W	Water	Not prime farmland	8.9	1.7%
Subtotals for Soil Survey Area			521.7	99.8%

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

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
W	Water	Not prime farmland	0.9	0.2%

Subtotals for Soil Survey Area

Totals for Area of Interest			522.6	100.0%
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LEESTOWN ROAD

SOUTH ELKHORN CREEK

F6

F6A
4.5 Ac.

71.8 Ac.

F4

65.6 Ac.

F5

55.5 Ac.

50.7 Ac.

F2A

10.3 Ac.

F2

F1

64.1 Ac.

F3

58.8 Ac.

P17
4.9 Ac.

P16
2.2 Ac.