

2498 Carnegie Lane

Lexington, Fayette County, Kentucky

15.78 +/- Acres



Offered Exclusively By



www.kyhorsefarms.com

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

Living Room:

- Hardwood floor
- Beamed ceiling
- Three floor to ceiling windows
- Ceiling fan/light



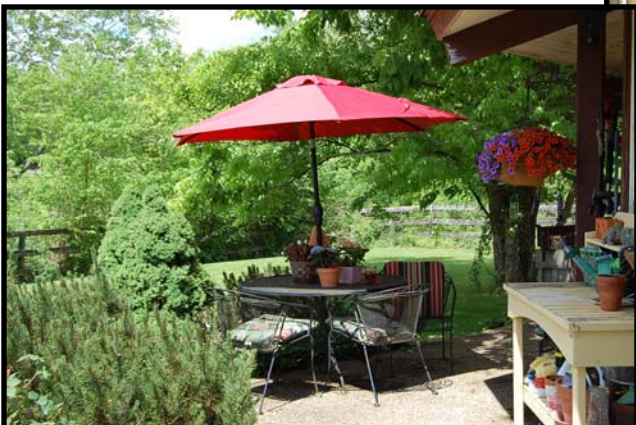
Kitchen—open to living room

- Hardwood floor
- Beamed ceiling
- Two floor to ceiling windows

- Whirlpool stove
- Double sink
- Wood cabinets
- Chandelier over breakfast bar



- Sliding doors to side patio in living room



Bedroom

- Hardwood floor
- Beamed ceiling
- Ceiling light/fan
- Sliding doors to side patio
- Three door closet



Full Bath

- Hardwood floor
- Custom vanity with sink
- Soaking tub
- Washer/dryer hookup
- Ladder to attic access





Farm Improvements

- Four stalls, one double foaling stall (additional stalls can be added)
- Automatic waterers in stalls
- Wash stall
- Heated tack room
- Four turnouts attached to barn



- Three additional paddocks
- Large hay field that averages 600-900 bales in the first cutting and 400-600 bales in second cutting.



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PRICE: \$550.000

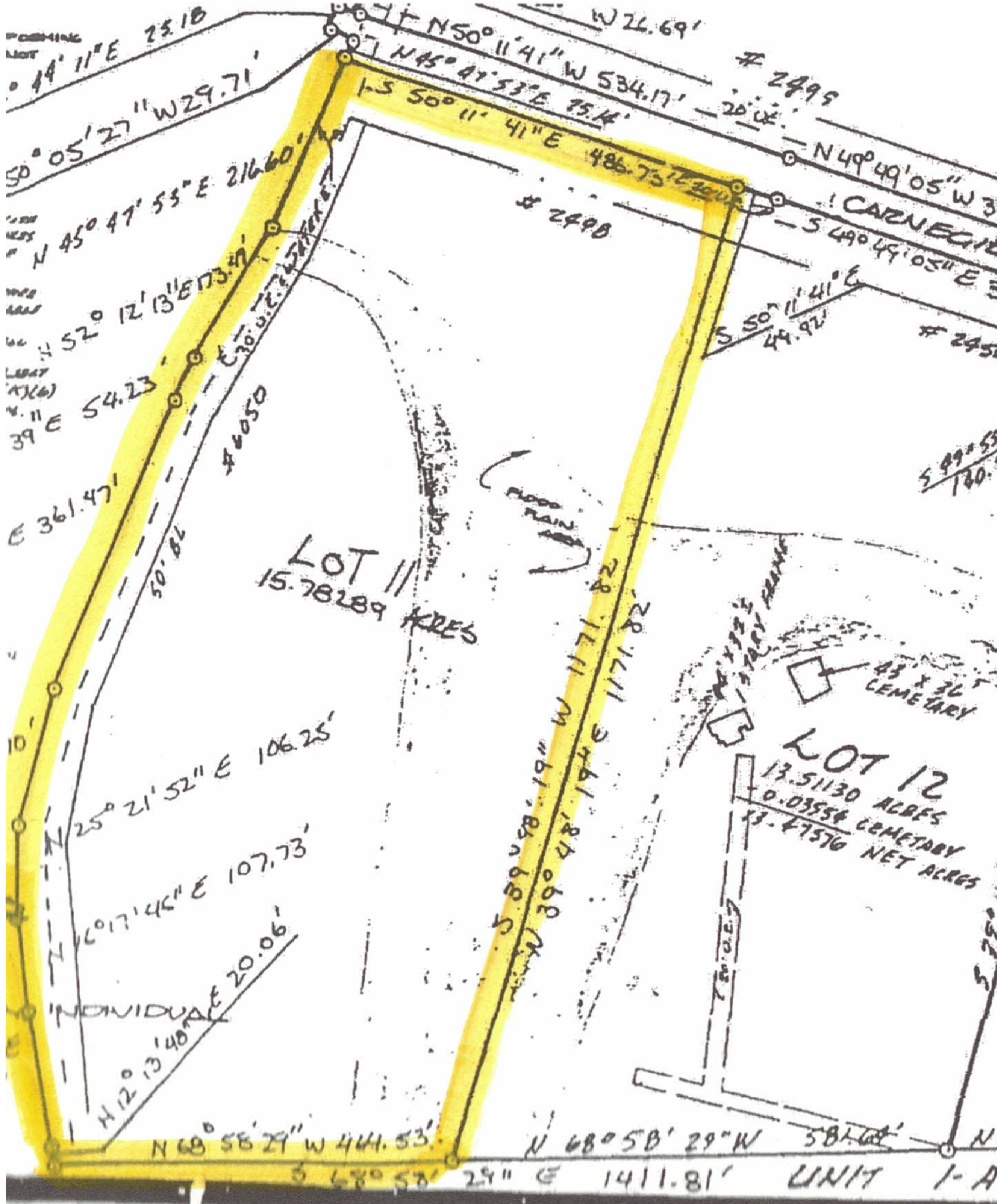
**Bill Bell, Agent
859-621-0607**

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoA	Donerail silt loam, 0 to 2 percent slopes	All areas are prime farmland	2.2	14.1%
FaD	Fairmount very rocky silty clay loam, 6 to 20 percent slopes (fairmount-Rock outcrop complex)	Not prime farmland	0.9	6.0%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	2.2	14.0%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	3.3	21.5%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	2.6	16.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	4.3	27.7%
Totals for Area of Interest			15.5	100.0%



SITE PLAN

Borrower or Owner N/A
 Property Address 2450 Carnegie Lane
 City Lexington County Fayette State KY Zip Code 40511-8449
 Client Gwen Reardon

