

# ANNESTES FARM

385 +/- Acres

2829 Clifton Pike

Versailles, Woodford County, Kentucky



*Offered Exclusively By*



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

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



Located in highly-desirable Woodford County, **Annestes Farm** is an exceptionally well-designed and constructed horse farm that is as aesthetically pleasing as it is functional. Two stone entrances greet you and lead you through over 3.5 miles of roads to its centerpiece - a 20+ acre lake.

Along the way, you'll discover two world-class 28 stall barns (stalls measure 14' x 14') with 2 larger foaling stalls and a wash bay. The stallion barn has 5 stalls measuring 15' x 20' and has a 50' x 50' breeding area. This barn also features an office, observation area, and bath. Two houses, strategically located on each end of the farm, consists of 2,200 square feet, 3 bedrooms, and 2.5 baths each—one overlooking a smaller pond. A 44' x 60' shop/equipment building and over 25 miles of plank fencing complete this exceptional farm.





**Barns 1 and 2**—Two identical 28-stall barns—concrete block and frame construction with 26—14' x 14' stalls plus 2 larger foaling stalls, office with half bath, wash stall, and feed/tack room.

**Stallion Barn**—Contains 5—15' x 20' stalls and a 50' x 50' breeding area. Partially stone-faced, this barn also includes a mare prep stall, wash stall, observation area, office, and bath. A rich patterned brick path leads from inside the barn to the outside showing ring.

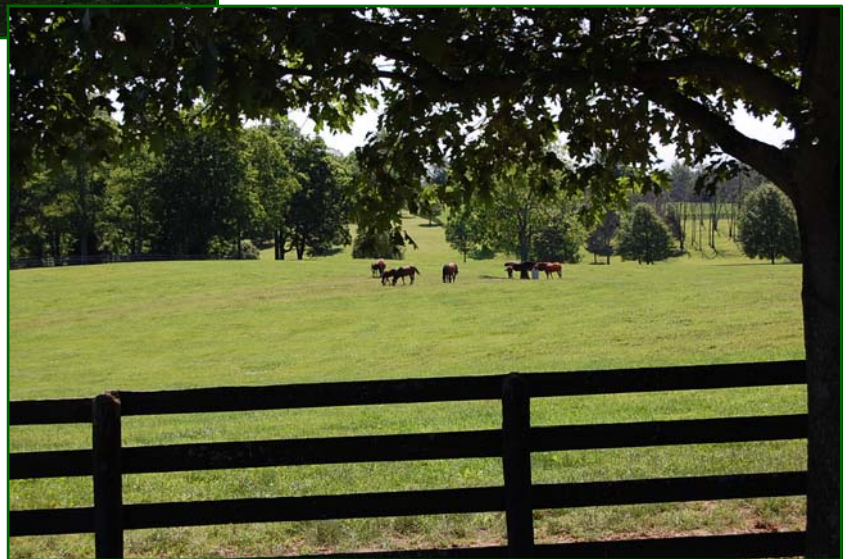




**Staff Residence**—Two identical homes with approximately 2,200 square feet of stone and frame construction. Features three bedrooms and two-and-a-half baths, dining and living area with a stone fireplace, two-car attached garage. Central heat and air.

**Office**—Stone English Tudor style with 1,800 square feet. Vaulted ceilings in the main office and trophy room which has a fireplace and wet bar. Three large offices, reception area, bath, and kitchenette. Main interior finish is plank, paneling, and moulding of red oak with gold-veined marble appointments. Pella windows and central heat/air.

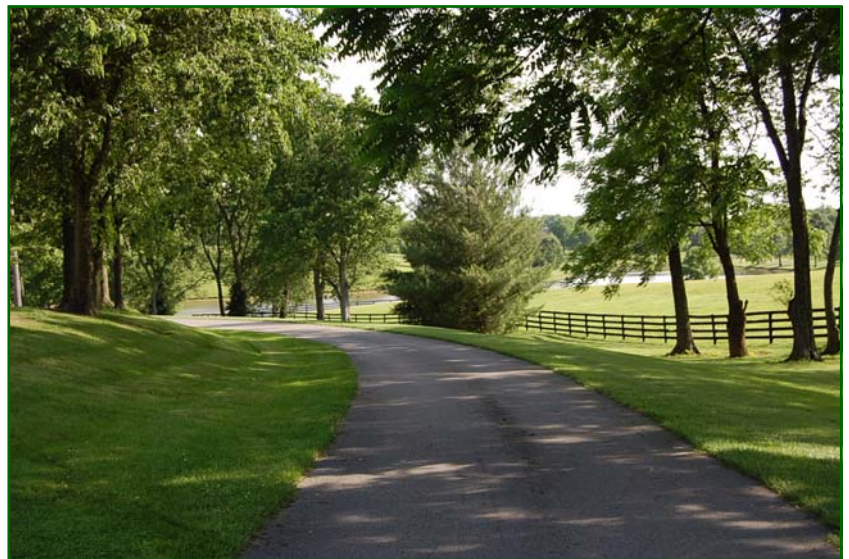






Additional Features:

- 20+ acre spring-fed lake
- Smaller pond overlooked by residence
- 25 +/- miles of plank fencing
- 3.5 +/- miles of roads
- 44' x 66' equipment/shop building
- City water



**PRICE: \$6,950,000.**



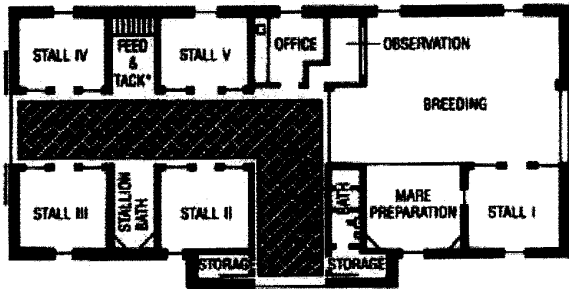
**Bill Justice**  
**859-255-3657**

**Bill Bell**  
**859-621-0607**

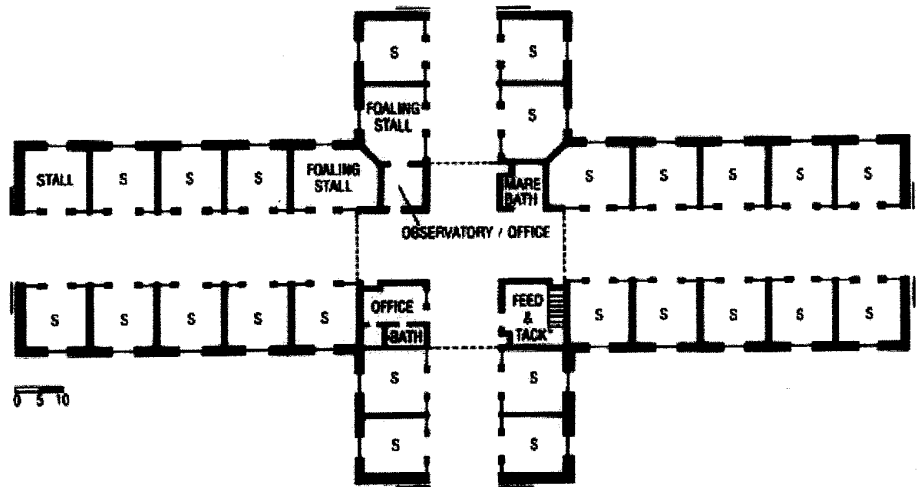
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# Stallion Barn

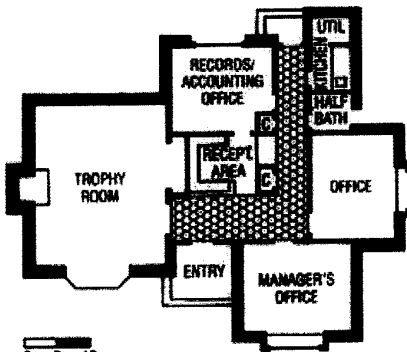


0 5 10



0 5 10

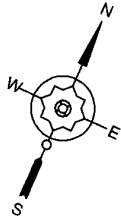
# Office



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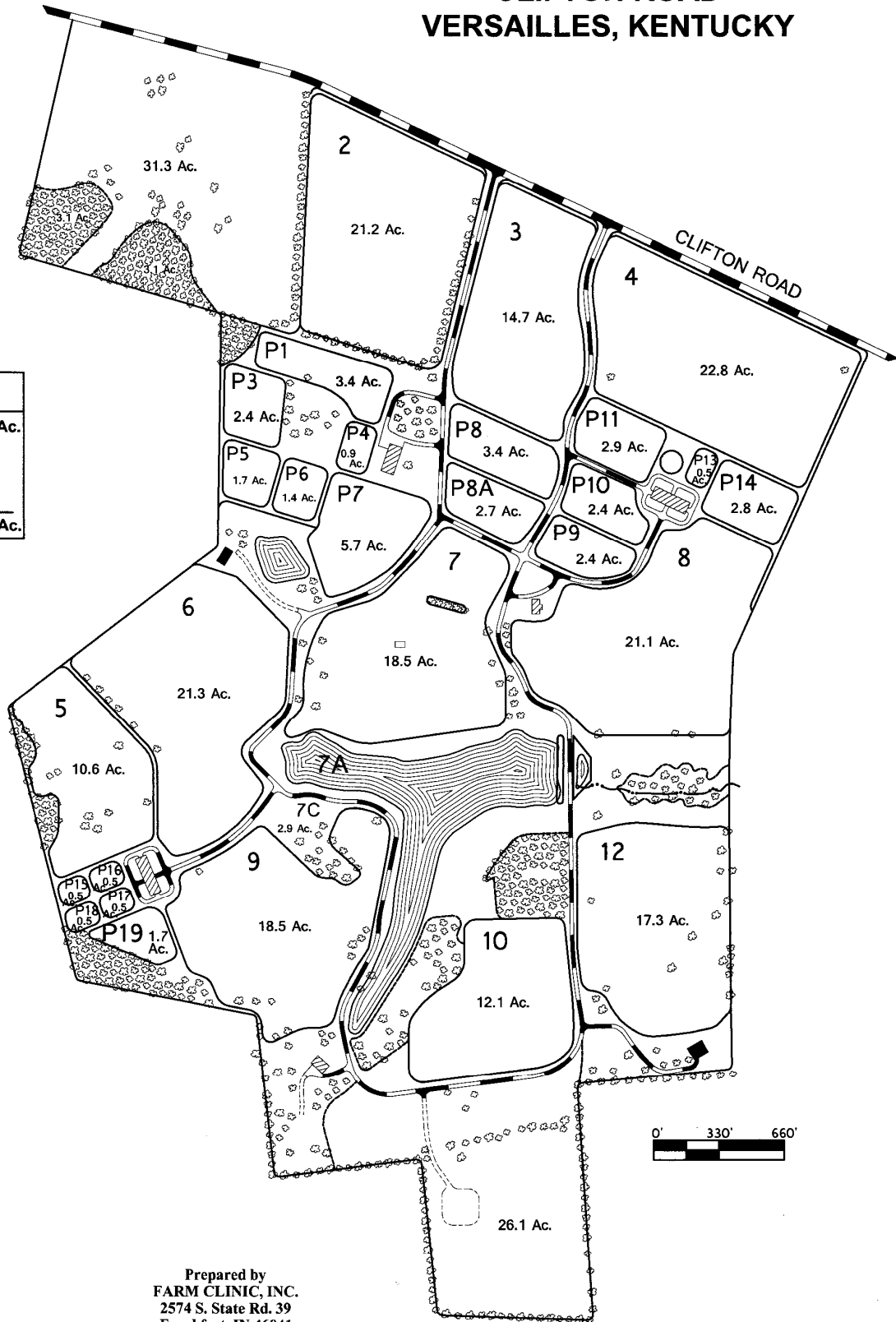
# ANNESTES FARM

CLIFTON ROAD  
VERSAILLES, KENTUCKY



| LAND USE             |                  |
|----------------------|------------------|
| PASTURE              | 181.0 Ac.        |
| PADDOCKS             | 36.3             |
| ROADS                | 14.9             |
| LOTS/WOODS/<br>OTHER | 149.6            |
| <b>TOTAL</b>         | <b>381.8 Ac.</b> |

| SYMBOLS |             |
|---------|-------------|
|         | PAVED ROAD  |
|         | GRAVEL ROAD |
|         | BUILDINGS   |
|         | TREES       |
|         | POND        |
|         | DRAINAGE    |

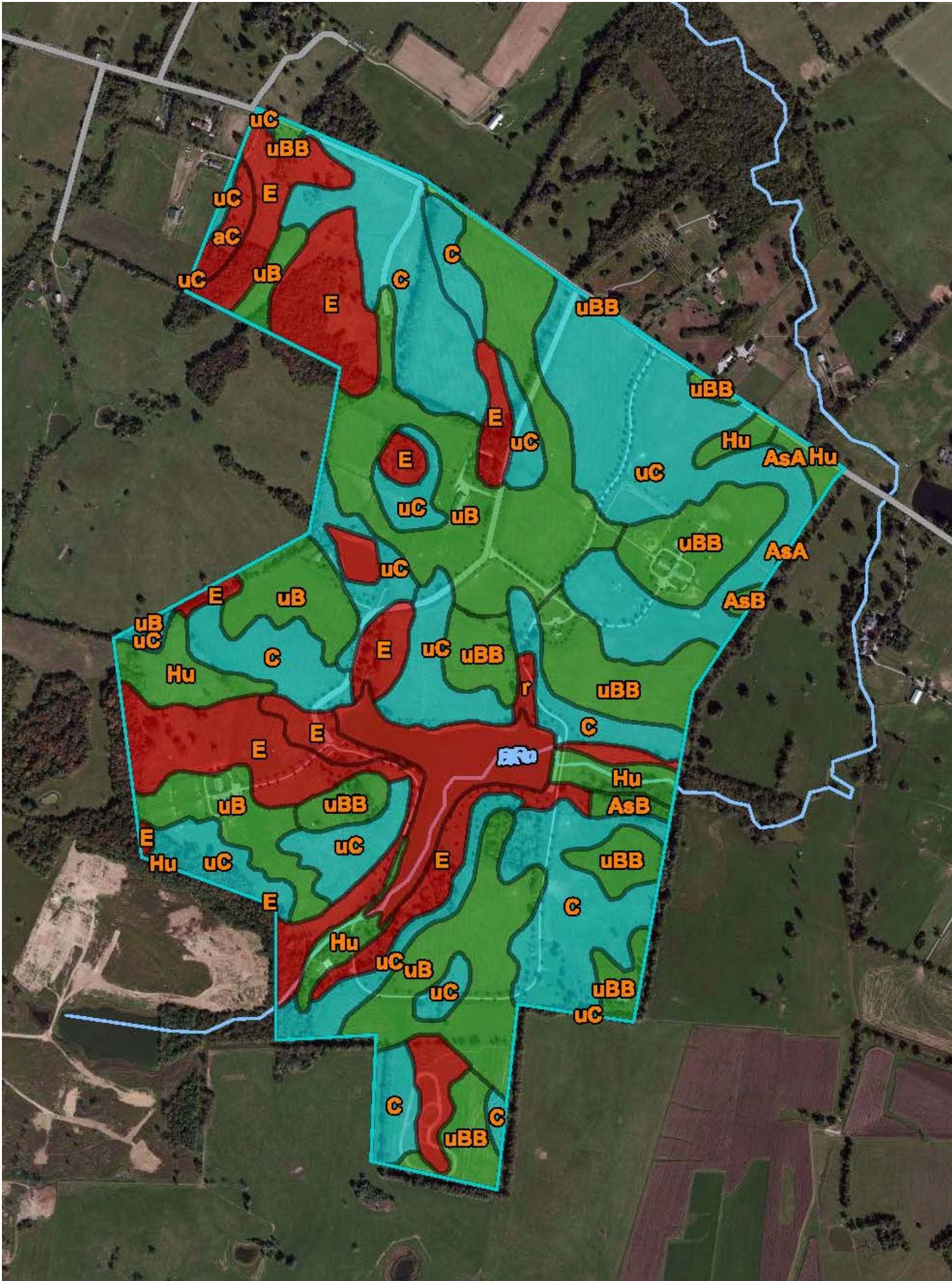


Prepared by  
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2016



CLIFTON PIKE





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

| <b>Map unit symbol</b>             | <b>Map unit name</b>  | <b>Rating</b>                    | <b>Acres in AOI</b> | <b>Percent of AOI</b> |
|------------------------------------|---|----------------------------------|---------------------|-----------------------|
| AsA                                | Ashton silt loam, 0 to 2 percent slopes                           | All areas are prime farmland     | 1.8                 | 0.5%                  |
| AsB                                | Ashton silt loam, 2 to 6 percent slopes                           | All areas are prime farmland     | 2.2                 | 0.6%                  |
| FaC                                | Fairmount flaggy silty clay, 6 to 12 percent slopes               | Not prime farmland               | 2.7                 | 0.7%                  |
| FcE                                | Fairmount-Rock outcrop complex, 12 to 30 percent slopes           | Not prime farmland               | 10.7                | 2.8%                  |
| FdC                                | Faywood silt loam, 6 to 12 percent slopes                         | Farmland of statewide importance | 20.7                | 5.4%                  |
| FdE                                | Faywood silt loam, 12 to 30 percent slopes                        | Not prime farmland               | 51.2                | 13.2%                 |
| Hu                                 | Huntington silt loam, 0 to 4 percent slopes, occasionally flooded | All areas are prime farmland     | 15.9                | 4.1%                  |
| MnC                                | McAfee silt loam, 6 to 12 percent slopes                          | Farmland of statewide importance | 43.6                | 11.2%                 |
| MnD                                | McAfee silt loam, 12 to 20 percent slopes                         | Not prime farmland               | 5.8                 | 1.5%                  |
| MrD                                | McAfee-Rock outcrop complex, 6 to 20 percent slopes               | Not prime farmland               | 1.2                 | 0.3%                  |
| uBlmB                              | Bluegrass-Maury silt loams, 2 to 6 percent slopes                 | All areas are prime farmland     | 46.0                | 11.9%                 |
| uLbiB                              | Lowell-Bluegrass silt loams, 2 to 6 percent slopes                | All areas are prime farmland     | 82.8                | 21.4%                 |
| uLfc                               | Lowell-Faywood silt loams, 6 to 12 percent slopes                 | Farmland of statewide importance | 33.8                | 8.7%                  |
| uMImC                              | Maury-Bluegrass silt loams, 6 to 12 percent slopes                | Farmland of statewide importance | 52.4                | 13.5%                 |
| W                                  | Water   | Not prime farmland               | 16.5                | 4.3%                  |
| <b>Totals for Area of Interest</b> |   |                                  | <b>387.2</b>        | <b>100.0%</b>         |