

**DRAFT**

# ASHLAND STABLES

113 +/- Acres

3184 Newtown Pike,  
Lexington, Fayette County, Kentucky



*Offered Exclusively By*



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

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





Located on arguably the greatest corner in Central Kentucky—Iron Works and Newtown Pikes, this show horse farm is ideally located literally minutes from the Kentucky Horse Park, adjoining Three Diamonds, Cobra Farm and across the road from iconic Castleton Lyons and caddie-corner from world recognized Spy Coast Farm.

You will discover two gated entrances off Iron Works Pike and a lovely stone gated private entrance off Newtown Pike.

The lovely renovated c. 1813 main residence with approximately 3700 sq. ft. of gracious living area containing three bedrooms and 3.5 baths featuring tall ceilings and hardwood floors.

Horse improvements include a 17 stall horse barn with outdoor wash racks and covered treadmill, a 13 stall horse barn with outdoor wash racks plus a fabulous Wordley Martin 165' x 300' outdoor ring with covered pergola viewing area.

Ideally located at the rear of the farm is its well landscaped maintenance area containing the two level Manager's home with lower level apartment, a 7650 sq. ft. maintenance building contains a two story groom's quarters, shop/garage, and a large storage area plus a muck pit.



## Main Residence



- 3700 +/- sq ft
- 3 Bedrooms
- 3 Full Baths
- 1 Half Bath





## Manager's Residence



- Story and a half Manager's House      • Lower Level Groom's Quarters  
4 Bedrooms, 2.5 Baths                      2 Bedrooms, 1 Full Bath





## HORSE IMPORVEMENTS



### 17 Stall Barn

- Lucas Stall Fronts
- Covered Horse Treadmill
- Lounge / Tack Room
- Large Parking Lot
- 4 Adjacent Outdoor Wash Racks





## 13 Stall Barn



- Lucas Stall Fronts
- Tack Room w/ Half Bath
- Covered Pad For Tread Mill
- Outdoor Wash Rack





## Wordley Martin Irrigated 165' x 300' Outdoor Ring

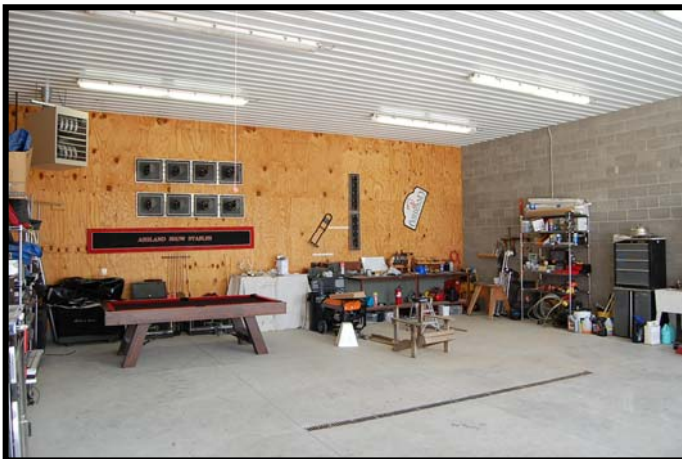




## Maintenance Area



- 7650 sq ft
- Generous Parking Lot / Storage Area
- 800 sq ft Apartment
- 32 x 40 Garage / Shop Containing 2 Overhead Doors
- 38 x 48 Equipment / Hay & Straw Storage Area
- 22 x 32 Muck Pit







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**PRICE: \$6,250,000.**

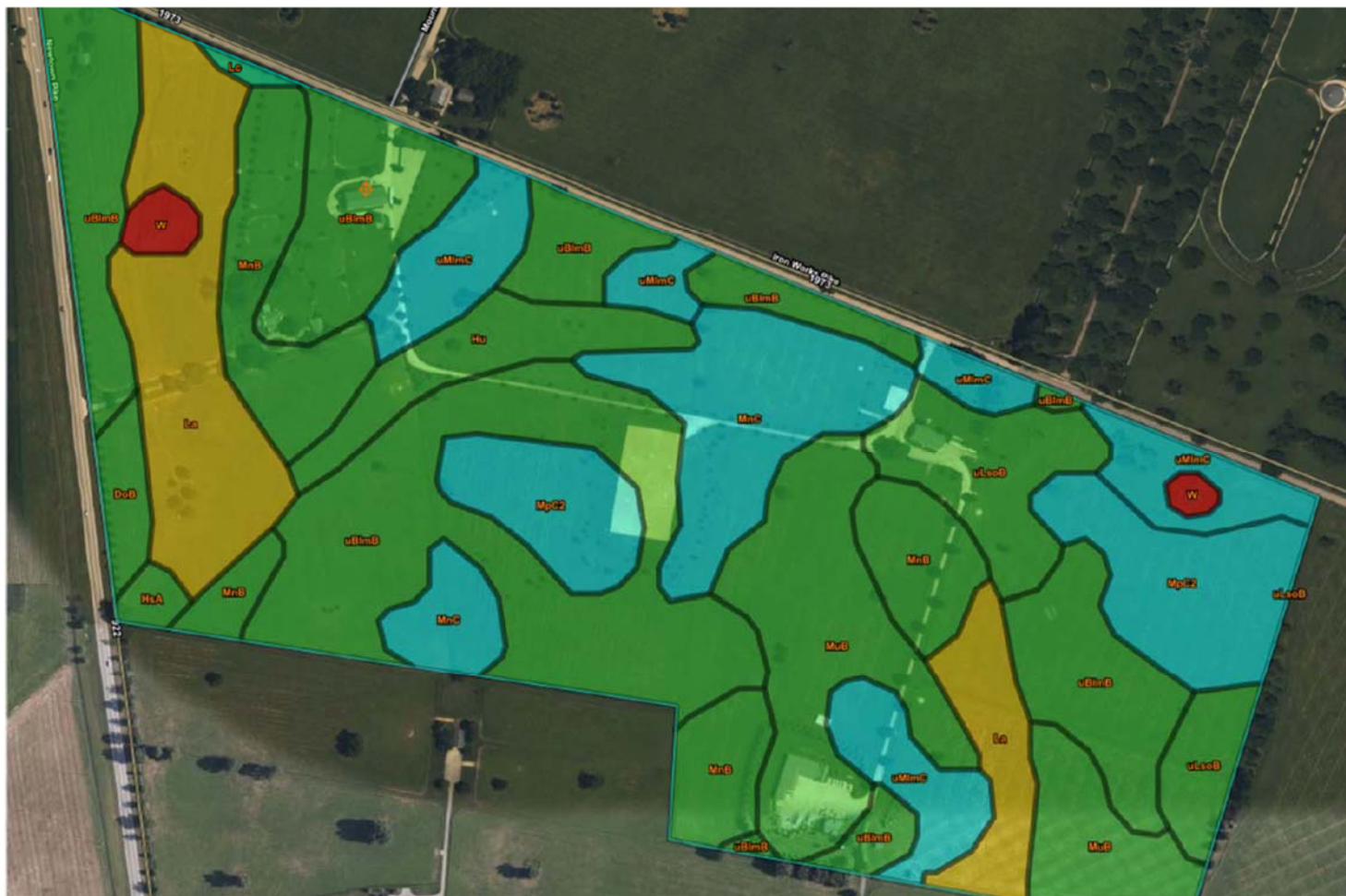


**Agent: Bill Justice**  
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Tables — Farmland Classification — Summary By Map Unit				
Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	1.3	1.2%
HsA	Huntington silt loam, 0 to 2 percent slopes, clayey substratum, occasionally flooded	All areas are prime farmland	0.6	0.5%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	3.8	3.4%
La	Lanton silty clay loam (dunning)	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	12.5	11.4%
Lc	Lawrence silt loam, 0 to 2 percent slopes, rarely flooded	Prime farmland if drained	0.3	0.2%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	10.7	9.7%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	9.0	8.1%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	9.2	8.3%
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	12.2	11.0%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	33.8	30.6%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	0.0	0.0%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	6.4	5.8%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	9.6	8.7%
W	Water	Not prime farmland	1.0	0.9%
<b>Totals for Area of Interest</b>			<b>110.3</b>	<b>100.0%</b>