

JACOBS FARM

217 ± Acres

6158 Briar Hill Road

Lexington, Fayette County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



In the same family for decades, the Jacobs Farm is an absolutely beautiful, well located farm that has the rare potential of offering an exit strategy. Across the road from Bluegrass Station, close to downtown Lexington, and the interstate—this farm offers a wonderful hedge against inflation. There is an older home and outbuildings with little or no value. Adjoining 113 acres available!

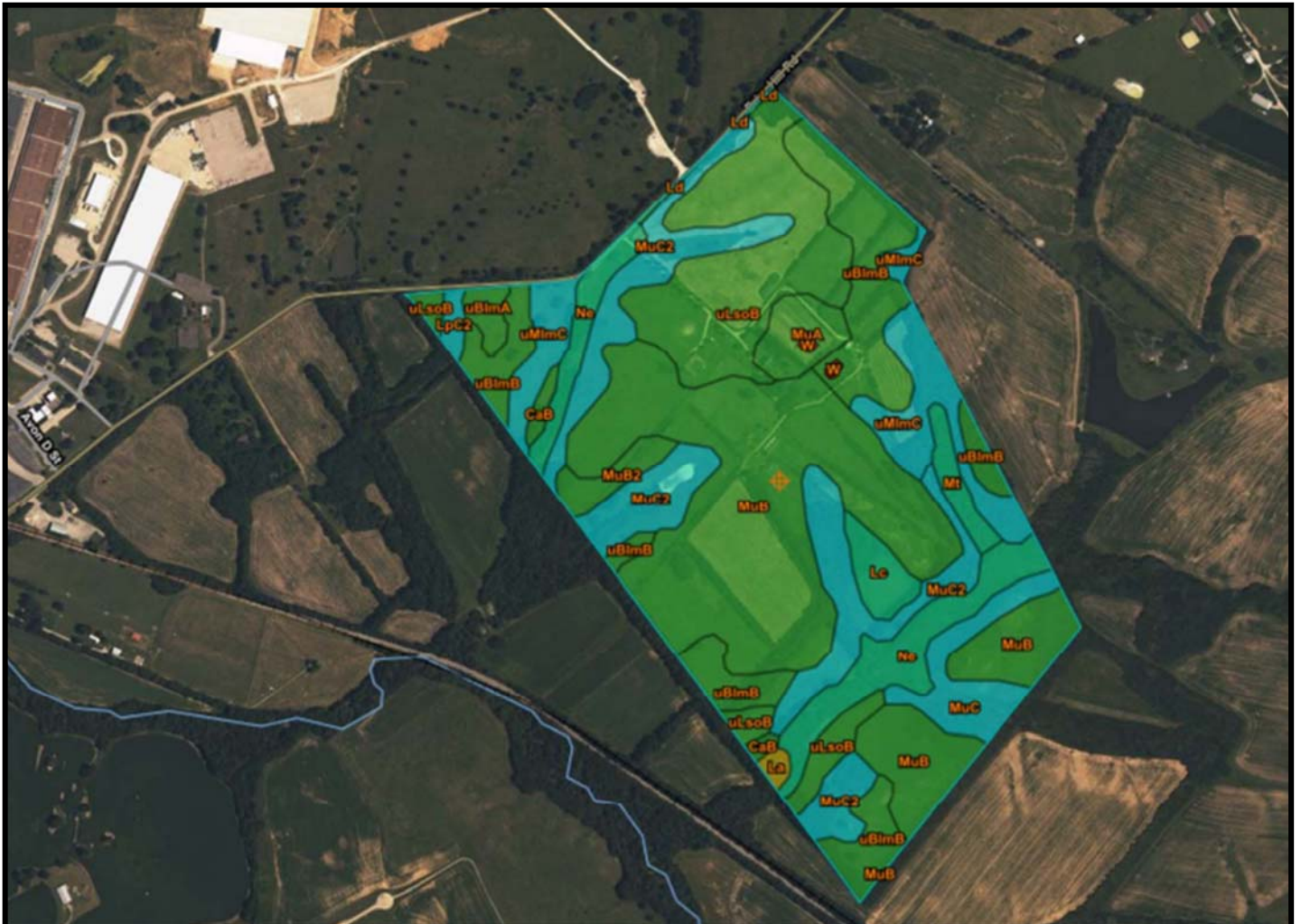




Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CaB	Otwood silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	1.4	0.6%
La	Lanton silty clay loam (dunning)	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	0.7	0.3%
Lc	Lawrence silt loam, 0 to 2 percent slopes, rarely flooded	Prime farmland if drained	3.6	1.7%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	0.3	0.1%
LpC2	Loudon silt loam, phosphatic, 6 to 12 percent slopes, eroded	Farmland of statewide importance	1.1	0.5%
Mt	Melvin silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	2.8	1.3%
MuA	Mercer silt loam, 0 to 2 percent slopes	All areas are prime farmland	4.6	2.2%
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	68.0	31.6%
MuB2	Mercer silt loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	3.1	1.5%
MuC	Mercer silt loam, 6 to 12 percent slopes	Farmland of statewide importance	7.4	3.4%
MuC2	Mercer silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	31.1	14.5%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	15.0	7.0%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	All areas are prime farmland	1.8	0.9%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	27.7	12.9%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	31.3	14.6%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	14.5	6.8%
W	Water	Not prime farmland	0.3	0.2%
Totals for Area of Interest			214.9	100.0%





Information contained herein is believed to be accurate but is not warranted.

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PRICE: \$2,250,000.
(\$10,327.00 per acre)

Agent: Bill Justice
859-255-3657