

# JACOBS FARM

113 ± Acres

5878 Briar Hill Road

Lexington, Fayette County, Kentucky



*Offered Exclusively By*



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

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





In the same family for decades, this 113 acre farm is an absolutely beautiful, well located farm that has the rare potential of offering an exit strategy. It is across the road from Bluegrass Station, close to downtown Lexington, and the interstate— it has the added benefit of being bordered by the railroad. Lush fields and great soils compliment this farm which makes a wonderful hedge against inflation. Older home and out building of no value— but you'll sure appreciate the land.







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

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**PRICE: \$1,225,000.**  
**(\$10,778. per acre)**

**Agent: Bill Justice**  
**859-255-3657**





Tables — Farmland Classification — Summary By Map Unit

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
CaA	Otwood silt loam, 0 to 2 percent slopes, rarely flooded	All areas are prime farmland	0.1	0.1%
CaB	Otwood silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	6.7	6.1%
Du	Dunning silty clay loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	10.7	9.8%
LpC2	Loudon silt loam, phosphatic, 6 to 12 percent slopes, eroded	Farmland of statewide importance	6.0	5.5%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	5.1	4.6%
Mt	Melvin silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	1.2	1.0%
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	24.6	22.4%
MuC	Mercer silt loam, 6 to 12 percent slopes	Farmland of statewide importance	1.4	1.3%
MuC2	Mercer silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	2.0	1.8%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	0.8	0.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	35.5	32.3%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	13.4	12.1%
Um	Urban land-Loradale-Mercer complex (Urban land)	Not prime farmland	1.2	1.1%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	1.5	1.4%
<b>Totals for Area of Interest</b>			<b>110.1</b>	<b>100.0%</b>