

SOLSTICE

1033 IRON WORKS PIKE

Lexington, Fayette County, Kentucky

51.5 ACRES



Offered Exclusively By



www.kyhorsefarms.com

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



Seldom does a farm come on the market that checks all the boxes—location, custom built main residence, more than adequate employee / guest housing, horse facilities—including a fabulous outdoor ring. **SOLSTICE DOES!!**

With tremendous frontage along prestigious Iron Works Pike and Kenny Lane. This 51.5 acre horse farm is literally minutes from the Kentucky Horse Park, Fasig–Tipton, and downtown Lexington. The exquisite 3585 square foot custom built main residence features a wonderful vaulted ceiling great room with a state of the art kitchen, large primary suite plus two additional bedrooms and two full baths. A story and a half manager's home has an adjoining studio apartment. The unique and quaint guest home is the former Spendthrift Farm's foaling barn. Horse improvements: a wonderful 8 stall horse barn (with lofted climate controlled storage; attached workshop), a 130' x 230' outdoor ring, 2 equipment sheds, and 2 run-in sheds.

A true turn key horse farm with fantastic living accommodations.



- Custom built quality construction in 2006
- 3350 luxurious living area on first floor.
- 235 square feet lofted bedroom/playroom
- Beautiful rear marble patio
- Covered breezeway to 30' x 46' detached garage.
- Three heat pumps
- Whole house generator
- Heated lap pool
- 10' x 12' garden shed
- enclosed vegetable garden
- Dog fence along entire perimeter
- Private tree lined driveway



Dramatic vaulted ceiling great room with oak floors. Fireplace with sandstone surround and built in book cases. Open to this state-of-the-art eat in kitchen with marble island containing two SubZero freezer drawers, Viking stove, built in microwave and oven, wall oven, double deep sink and two dishwashers, plus wet bar with ice machine and wine cooler.

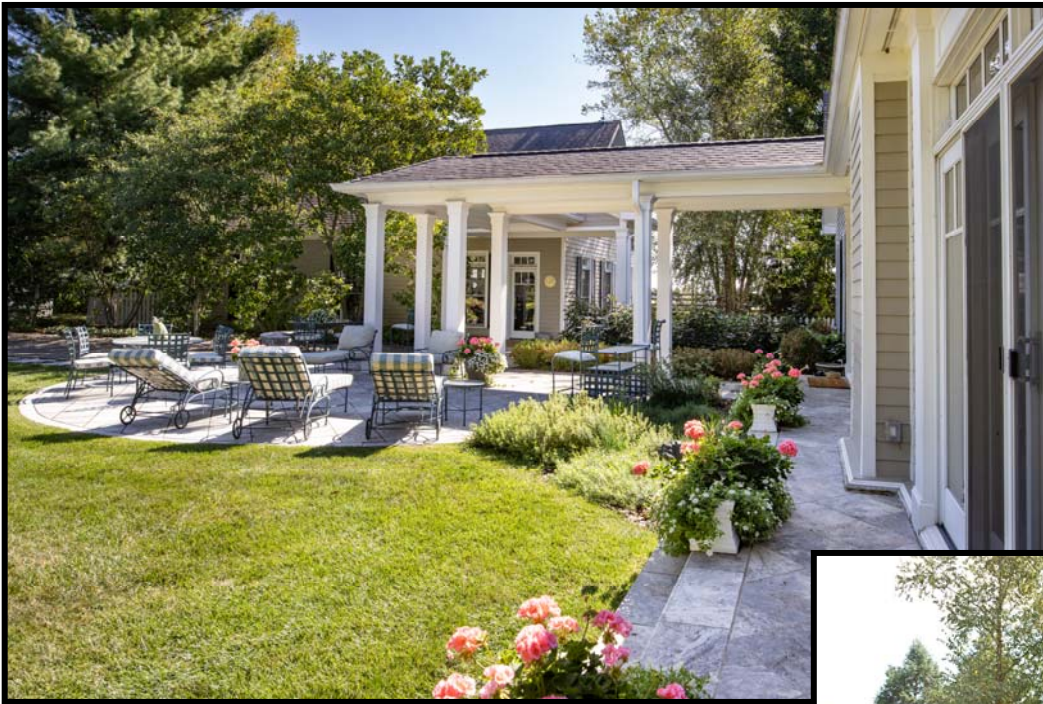


Off the great room you will discovered this magnificent sun room with its stone fireplace, tile floor, 4 sets of sliding doors, plus a man door and crown molding. The sun room not only leads to the primary suite but to the home's beautiful marble patio, lap pool, and 3 car detached garage.



The luxurious primary suite has its own fireplace with marble surround, built in bookcases, and crown molding. The primary bath with heated floors has a double marble sink, walk-in shower, walk-in closet with built-ins.

This magnificent home is further enhanced with two additional bedrooms– two full baths (heated floors), a huge laundry room, and a 235 square foot lofted bedroom/playroom.



This serene and luxurious marble rear patio contains not only the heated inground pool, but a covered breezeway to the hardie board sided 3 car garage, a quaint 10' x 12' garden building, its enclosed vegetable garden, and leads to this unique guest house.



Guest House



Created from Spendthrift Farm's former foaling barn, this quaint and adorable 1,330 square foot guest home contains an air conditioned and heated bedroom, full bath, office, L-shaped living room which opens to a large deck with built in benches, plus two storage stalls.



Manager's House



Located just off the Iron Works entrance is this very nice 2 bedroom, 2 bath managers house with a completely private studio apartment.



Main Barn



- 8 stalls (one storage) measuring 12.5' x 13.5'
- Feed and tack rooms and padded wash stall
- Laundry and half bath
- Walk up floored loft with 13' x 38' climate controlled room with lift
- Outside wash rack
- 4 year old metal roof
- Two attached workshops with four overhead doors
- Attached 16' x 26' hay storage room with two overhead doors
- Lucas interior stall doors.
- Exterior hinged double Lucas Equine Dutch stall doors.



130' x 230' irrigated silicon sand base outdoor rings with 18" gravel base. Conveniently located for ease of use.



- 36' x 40' metal equipment shed
- 30' x 34' metal equipment shed
- Two 18' x 42' run-in sheds with hay manger
- 8 paddocks
- 2 large fields
- 60' Steel round pen

ADJACENT 27 +/- ACRES ON IRON WORKS IS AVAILABLE



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

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PRICE: \$6,250,000.



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TALKING

KENNY LANE

640

884

1033

886

1185

3744

IRON WORKS PIKE

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

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	4.9	9.7%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	3.1	6.1%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	15.8	31.1%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	4.0	7.9%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	0.0	0.0%
uBimB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	20.4	40.1%
uLbIB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	2.3	4.5%
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	0.3	0.6%
Totals for Area of Interest			50.8	100.0%

