

# CORNER WOODS FARM

1901 Ferguson Road  
Fayette County, Lexington, Kentucky  
198 +/- Acres



*Offered Exclusively By*



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

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





Land, knowledge, and heart. That is what grew Corner Woods into one of the most notable Thoroughbred breeding farms in Central Kentucky. Land that produced Champions and Grade 1 winners. But still, a working horse farm offering a beautiful balance of business and family.

Situated along Ferguson and Greenwich Pike the property features four homes and five barns with 50 stalls. A long tree-lined drive gradually reveals the 1866 primary residence built in the style of the Antebellum Period. Positioned at the highest point on the property, the 5022 square foot home provides views of the nearly 200-acre farm.

One step inside the front door unveils the rich hue of the Ash floors milled from logs harvested from the farm itself. The layout of the interior features the traditional double parlor. The symmetrical rooms are spacious with preserved architectural details, pegged doors and square nails.

The property itself is a vibrant working horse farm, with its tree-lined perimeter which lends to a feeling of privacy. The paddocks and fields are interspersed with woods and the five creek beds fill up with water during spring rains. The creek beds feed nearby Goose Creek, which leads to the mighty Elkhorn Creek and Kentucky River.

Corner Woods is a rare gem, enjoyed by only one family since the property came off the original deed. Laden with excellent soils the farm is a proven producer of stakes horses- Informed Decision, Noble's Promise and Stellar Jayne are but a few to grow up on this land.

Corner Woods - a business and a lifestyle!

## Main Residence: Historic home c. 1860's

- 5022 +/- SF living area; 2 story addition and renovations 20+ years ago.
- Forced air, fuel oil heat & central air.
- 3 Car attached Garage with tool shed and additional storage.
- Rear Bluestone patio with wading inground pool.
- Bluestone front porch.
- Well landscaped.
- Invisible pet fence.



### First Floor:

- Entrance Hall: Ash floor, grand staircase.
- Living Room: Ash floor, fireplace.
- Charming Powder Room.
- Three Stairways.
- Laundry Room.
- Mudroom.
- Elevator added in 2007 rising to the second floor.







- Office— Ash floors, built in bookcases both sides of fireplace.



- Dining room— The family table takes in views of the mares and foals in the fields, often silhouetted at dinnertime by the colorful Kentucky sunsets.



- Eat In Kitchen—The heart of the home





Family Room— The adjacent family room has views of the swimming pool enjoyed in the summertime and a wood burning stove to warm the expansive space on chilly winter nights.

#### Second Floor:

- Landing with ash floors.
- Primary bedroom with ash floor, fireplace, large walk in closet with abundant natural light, two additional closets.
- Primary bath with tile floor, walk in marble shower and a deep soaker tub.
- 3 guest bedrooms with two full baths, including a travelers bedroom above the dining room, pays homage to a time of generous southern hospitality.







- Game Room

Manager's House:

- 3000 SF ranch style home.
- 2.5 car attached garage with lofted apartment; two heat pumps; wood siding and brick sidewalk.







- Brick floored entrance, living room with vaulted ceiling, exposed beams, brick fireplace with insert.
- Open to brick floored screened in porch.
- Dining room with hardwood floor, bay area and open to kitchen with stove top, built in microwave and oven.
- Primary bedroom carpeted and closet.
- Primary bath with sunken whirlpool tub, tiled walk in shower, walk-in closet.
- Office with woodburning stove and exterior door; lofted playroom; powder room.
- Laundry

Above Garage:

- Two bedrooms and a full bath.







#### Employee House:

- 1230 SF built in 2005.
- Ranch style home.
- Three bedrooms, two full baths, living room with fireplace, kitchen, dining area.



#### Employee House:

- 1729 SF.
- Ranch built in 1986 with addition in 2000.
- Primary bedroom with full bath, three additional bedrooms and two full baths, kitchen, living room / dining area contains a brick fireplace with insert and French doors to the rear deck.
- Double carport.



## Horse Improvements:



15 Stall frame barn built in 2004.

- Stalls measure 11.5' x 12' with rear windows.
- 13.5' aisle with hay loft.
- Metal roof.



14 Stall foaling barn.

- Stalls measure 12.5' x 14' with rear windows.
- 13.5' aisle; office, half bath, partial loft, feed room leads you to a 4 bay attached run-in shed.





#### 6 Stall frame barn.

- Stalls measure 11.5' x 11.5' with rear windows.
- 11.5' aisle; full loft, metal roof.



#### 9 Stall converted tobacco barn.

- Stalls measure 12' x 13' with rear windows.
- 14.5' aisle.
- Attached 18' x 70' equipment shed and tool room.





20' x 72' concrete block equipment shed / storage building with attached run-in shed and three stalls on each side.



Additional Features:

- 3094' of frontage on Ferguson.
- 2770' of frontage on Greenwich.
- 2 gated entrances.
- Just enough woods and a tributary of Goose Creek add to the farm's aesthetics.
- City water.
- Plank fencing.
- Excellent soils – proven producer of stakes horses; Informed Decision (Breeder's Cup Winner and Champion Female Sprinter), Noble's Promise (Grade 1 Winner) Stellar Jayne (Grade 1 Winner), Keats (Group 1 Winner) Fairbanks, and Swingforthefences to name a few





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

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**PRICE: \$3,870,000.**



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

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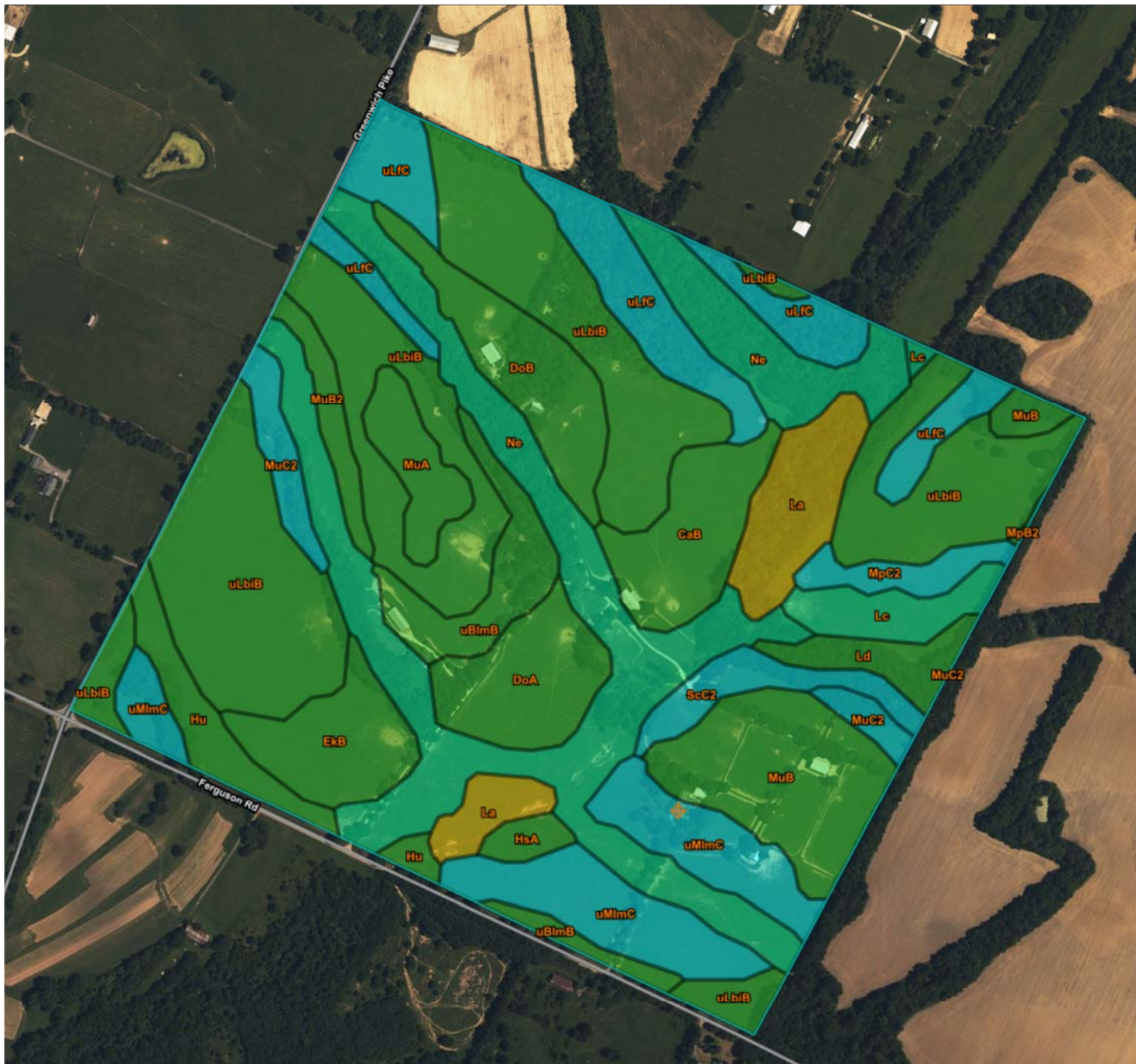
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**Co-Listed With: Walt Robertson 1 (859) 312-0628 with SWINEBROAD-DENTON, INC**









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
CaB	Otwood silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	7.0	3.6%
DoA	Donerail silt loam, 0 to 2 percent slopes	All areas are prime farmland	6.8	3.5%
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	7.5	3.8%
EkB	Elk silt loam, 2 to 6 percent slopes	All areas are prime farmland	6.2	3.1%
HsA	Huntington silt loam, 0 to 2 percent slopes, clayey substratum, occasionally flooded	All areas are prime farmland	1.2	0.6%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	4.6	2.3%
La	Lanton silty clay loam (dunning)	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	8.1	4.1%
Lc	Lawrence silt loam, 0 to 2 percent slopes, rarely flooded	Prime farmland if drained	3.7	1.9%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	2.9	1.5%
MpB2	McAfee silty clay loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	0.1	0.0%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	2.4	1.2%
MuA	Mercer silt loam, 0 to 2 percent slopes	All areas are prime farmland	3.6	1.9%
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	11.9	6.1%
MuB2	Mercer silt loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	2.4	1.2%
MuC2	Mercer silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	3.6	1.8%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	34.0	17.4%
ScC2	Salvisa silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	3.5	1.8%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	6.4	3.3%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	50.5	25.8%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	14.9	7.6%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	14.1	7.2%
<b>Totals for Area of Interest</b>			<b>195.5</b>	<b>100.0%</b>



# PRIME FARMLAND MAP

CORNER WOODS INC

FAYETTE COUNTY





Date: 05/29/2002

USDA-NRCS

CHARLES FARMER



## Legend

-  Farm boundary
- PDR Evaluation**
-  Prime Farmland - 80.5 %
-  Statewide - 19.4 %
-  Other

SCALE 1" = 600'

