

EQUESTRIAN ESTATE

3911 BRIAR HILL ROAD

Lexington, Fayette County, Kentucky

10 ACRES



Offered Exclusively By



www.kyhorsefarms.com

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



Located on desirable Briar Hill Road and minutes from downtown Lexington, the interstate, and Hamburg— this 10 acre horse farm has it all. Brick and stone ranch style home featuring three bedrooms, two and a half baths, dramatic family room, office, and hardwood floors on the first level; plus an apartment in the lower level with a separate exterior entrance.

Very nice six stall barn featuring a wash stall, feed and tack rooms, bath (currently inoperable), and walk up partially floored loft. Adjacent to the barn is a 160' x 190' outdoor ring formerly used to give lessons. Additional improvements include a 2 car detached garage and a 30' x 30' metal storage building with concrete floor.

This exquisite property is gated, fully fenced for horses, has mature trees, and home overlooks a lovely pond.



- First level— 2,550 sq ft.
 - 3 bedroom, 2.5 baths
 - Hardwood floors
 - Wonderful family room w/ fireplace
 - Office
 - Kitchen open to den w/ fireplace
 - Large laundry / pantry
 - Generac home generator
- Lower level apartment—550 sq ft.
With open kitchen / living room, full bath with a stack washer / dryer and bedroom.
 - Radon mitigation system
 - Front and rear porches (2 levels each)
 - 2 car detached garage
 - Attached carport



6 Stall Barn



- 6 stall metal wrapped horse barn
- Stalls measure 11' x 11'
- Wash stall
- Feed and tack rooms
- Walk up partially floored loft
- Adjacent 160' x 190' outdoor ring
- 30' x 30' metal equipment building





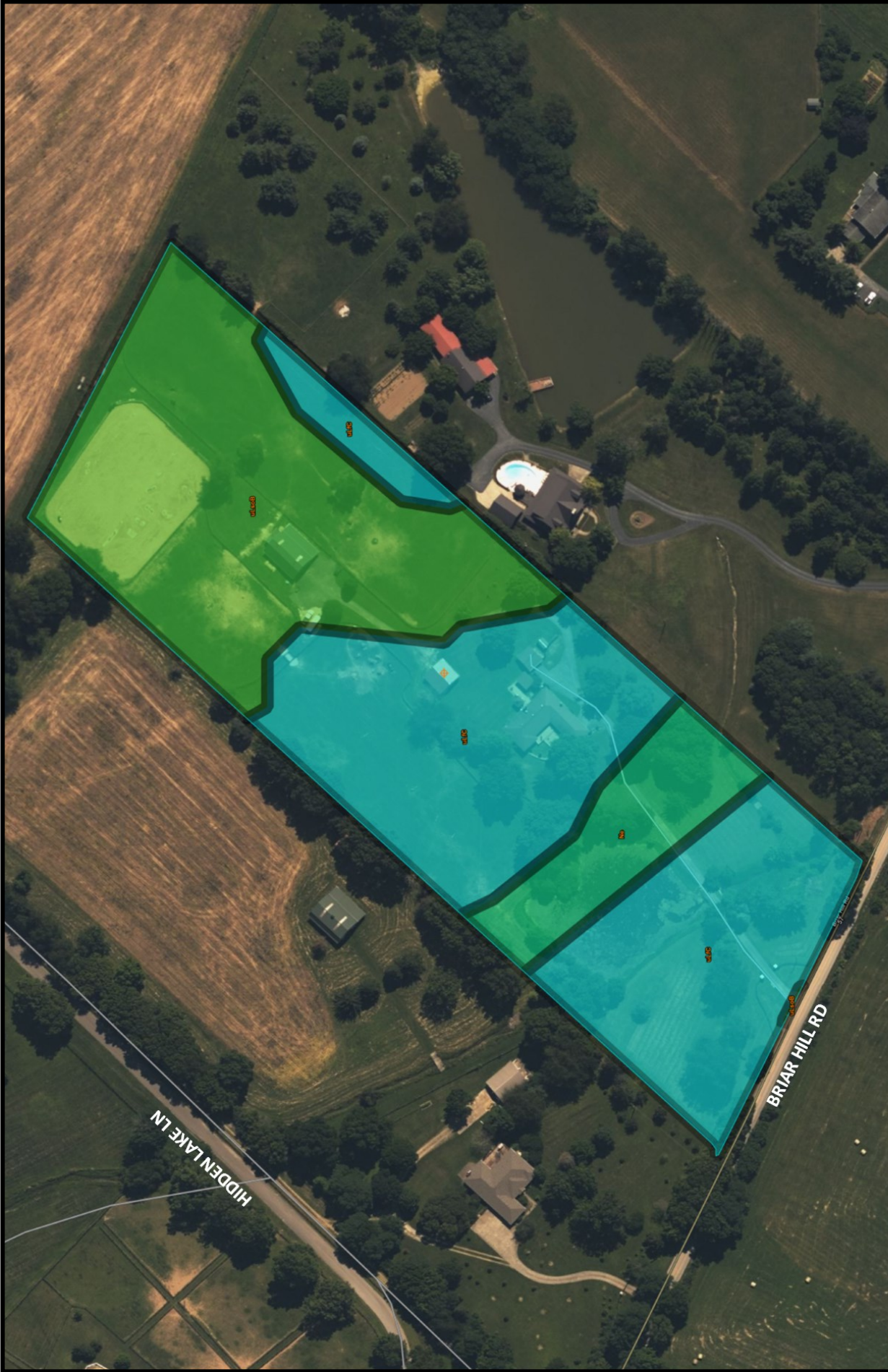
Information contained herein is believed to be accurate but is not warranted.

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PRICE: \$985,000.



Agent: Bill Justice
859-255-3657
bcjustice@icloud.com



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

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	1.0	9.9%
ulFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	5.3	51.8%
ul50B	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	3.9	38.2%
Totals for Area of Interest			10.1	100.0%