

A PORTION OF
LEGADO FARMS

95 +/- ACRES

600-630 S. Yarnallton Pike, Lexington, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



Justice Real Estate is honored to offer this “showcase horse farm” for your consideration.

From the moment you enter the stone columned gated entrance, you will recognize that the Sellers, with their vast knowledge of horses and land, have incorporated the finest craftsmanship and the best materials to create this magnificent, one of a kind, horse farm, just completed in 2024.

Ideally located just off Old Frankfort Pike and Leestown Pike, Legado Farms is minutes from the Kentucky Horse Park, downtown Lexington, and the quaint town of Midway.

The main residence, created from a Kentucky training barn, encompasses 6,800 square feet of gracious living area and features 6 bedrooms, 7 full baths, and 2 half baths. In the center of the home the soaring vaulted ceilings bring light to the gourmet kitchen, dining room and great room. The living area features a stone fireplace and extensive views of the farm. And each and every bathroom offers the pure luxury and warmth of radiant floors.

The elegant 16 stall barn which could be featured in Architectural Digest was designed to offer a professional and functional environment for horses while capturing the essence of the luxurious equestrian lifestyle.

The meticulously constructed 250 'x 300 ' outdoor irrigated ring features the same footing as the Rolex® arena at the Kentucky Horse Park. A unique Redwood and stone viewing area complements the rolling landscape, who's centerpiece is its 2– 4 acre lakes stocked with bass, perch, and paddle fish.

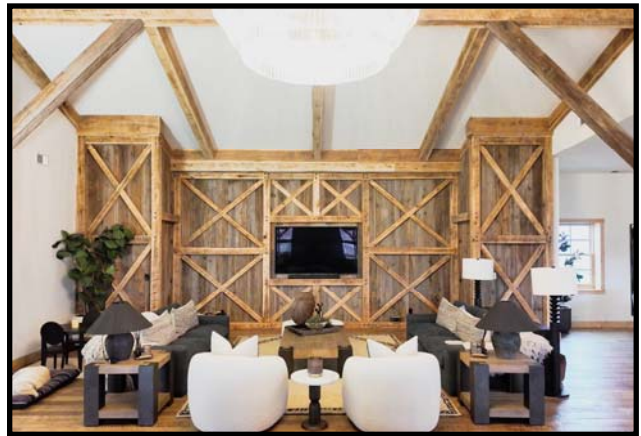
PRIMARY RESIDENCE



Masterfully created from a Kentucky Training barn, this unique and exquisite home offers an equally livable and luxurious setting for those who love to live close to the land. Gatewood Arnold, under the direct supervision of the owner, has meticulously transformed the original training barn to a “hacienda” style home with ample living space to entertain and a floor plan that allows for generational privacy.

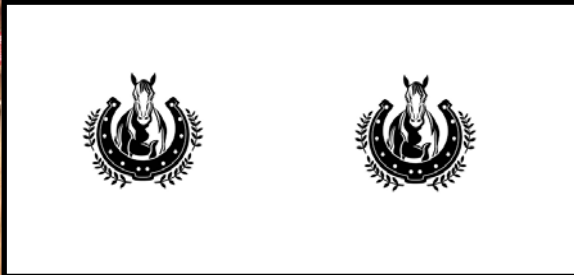


The centerpiece of the home is the great room with a 19 1/2 foot vaulted ceiling. The light and airy space complements the thirteen different types of wood that are showcased in the home. The floor planks with original circular saw marks are repurposed from the original structure and are estimated to date back as far as 300 years. The cherrywood bar, fireplace mantle and barn doors to the den are constructed from the timber of a cherry tree grown right on the farm. The 22 sets of windows in the sitting area offer panoramic views of the farm and surround the floor to ceiling stone fireplace.



The gourmet kitchen features custom white oak cabinetry, quartz countertops, a tile backsplash, and 6-burner gas Z line stove with griddle and pot filler. The island with quartz countertop is oversized for both dining and prepping. A second island features barn wood columns set on the handcrafted cherrywood bar. The back side of the counter features a quartz countertop, beverage cooler, ice machine, and deep sink for entertaining.





SOUTH WING



- Primary Suite with adjoining sitting room
- Full bath with heated porcelain tile floor
- Free standing tub
- Mosaic tile walk-in shower
- Dressing table with quartz countertop
- Bar/coffee area
- Her walk-in closet with cedar topped island
- His walk-in closet
- Special one unit washer/dryer





- Guest Bedroom:
Walk-in closet
Full bath with heated tile floor
Quartz countertops
- Guest Bedroom:
Walk-in closet
Full bath with heated tile floor

- Guest Bedroom:
Walk-in closet
Full Bath with white natural
Pebble surround and heated
tile floor
- Laundry
2 sets of washer/dryers
Quartz countertops
Stainless steel sink
Folding station
Door to 15' x 21' gym

- Utility Room
Work area
Stainless steel sink
Half bath
- 30' x 48' garage



NORTH WING



- Primary suite with 9' ceilings
- Her Bath:
 - Heated porcelain tile floor
 - Makeup vanity
 - Free standing tub
 - Walk-in cedar lined closet
- His Bath:
 - Heated porcelain tile floor
 - Tiled walk-in shower
 - Walk-in cedar lined closet



- Guest Bedroom:
 - Full bath with
 - Heated porcelain
 - tile floors
 - Tiled shower
 - Walk-in closet



- Office:
 - Wet Bar with quartz countertops
 - refrigerator
 - Stack washer/dryer
 - Sliding barn door



- 34' x 48' garage



- Offering a cozy and dramatic area with exceptional views of the farm:

- 20' x 44' Front Patio:
 - Floor to ceiling fireplace
 - Stamped concrete
 - Wood ceilings
 - 2 covered walkways



WORLD CLASS 16 STALL HORSE BARN



- 14' x 14' stalls with new stall doors
- Double rear stall doors
- 14'9" rubber brick aisle
- 14' x 20' boutique tack room
 - Wood walls
 - Island with built-ins
 - Dressing table
 - Porcelain tile floors
 - Stairs to 14' x 14' lofted bedroom with electric fireplace
- 2 outdoor wash/tack-up stalls
- Copper cupolas
- Owner rebuilt this barn using steel beams, new roof; 2 Big Ass Fans® and a 65 point Elk chandelier



Note: Adjacent lighted 50' covered round pen with new footing



- 14' x 20' owner's full bath
 - Walk-in shower
 - Vanity & toilet
 - Porcelain tile floor
- 14' x 14 1/2' Laundry Room
 - Super Queen® washer/dryer
 - Half bath
 - Ladder to lofted storage
- Two indoor tack-up stalls
- 14' x 14' feed room
 - Soapstone countertops
 - Refrigerator
 - Freezer
 - Feed bins
 - Sink
 - Microwave





- 14' x 20' owner's lounge
Tongue & groove pine ceiling
Porcelain tile floor
Tobacco stick stair way to 14' x 14' playroom



- 14' x 20' Full service bar
Sonic® Ice machine
Microwave
Refrigerator
Live Edge acrylic table
Deep sink
Stairs to 14' x 14' office





- 250' X 300' GGT / sand competition grade arena
- 10 HP Rainbird VFD irrigation system with 8 guns— 90' range
- Free draining base
- Kevin Singleton built Redwood and stone viewing area
- 5 two-acre turnout paddocks
- 4 large pastures



Guest house / Cottage

- 1400 +/- square feet
- Ronnie Payne built in 2023
- Metal roof; heat pump; RV hook-up
- First floor
 - Great room with porcelain tile floors
 - Island with quartz countertops
 - Custom white cabinetry
 - Deep sink
 - Samsung wall oven
 - Refrigerator
 - Full bath with ceramic tile floor
- Second floor
 - 2 bedrooms with wood ceilings
 - Full Jack and Jill bath





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

PRICE: \$8,725,000.



**Bill Justice
859-255-3657**

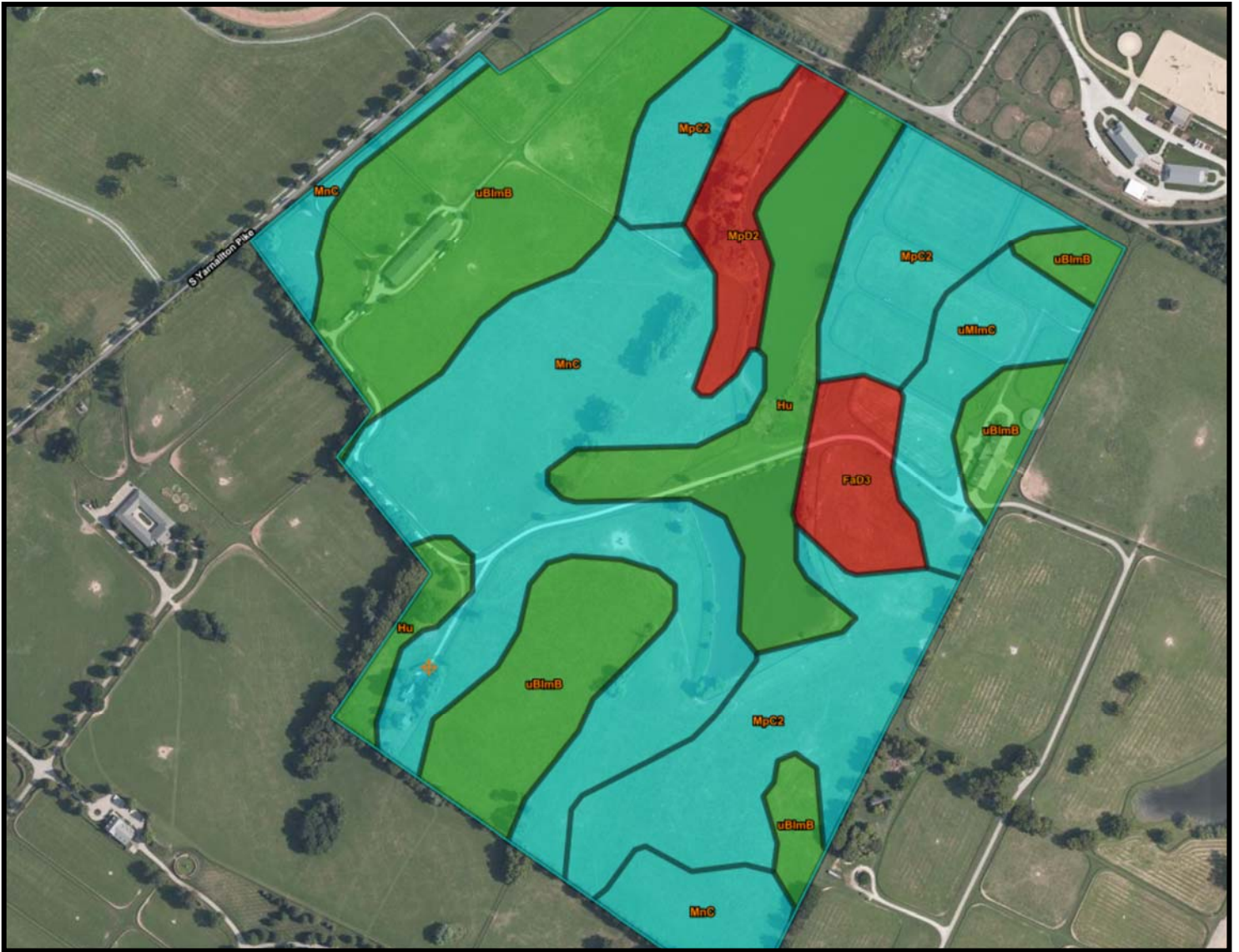
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Tables — Farmland Classification — Summary By Map Unit

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
FaD3	Fairmount very rocky silty clay loam, 6 to 30 percent slopes, severely eroded (fairmount-Rock outcrop complex)	Not prime farmland	3.4	3.6%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	10.4	11.2%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	27.1	29.3%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	18.4	19.9%
MpD2	McAfee silty clay loam, 12 to 20 percent slopes, eroded	Not prime farmland	3.7	4.0%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	24.8	26.8%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	4.8	5.2%
Totals for Area of Interest			92.7	100.0%