

# A PORTION OF ADENA SPRINGS KENTUCKY

629 A Cane Ridge Road  
Paris, Bourbon County, Kentucky  
1435 +/- Acres



We are pleased to offer this highly improved portion of Adena Springs Kentucky if you don't want to purchase the entire farm.

This includes the office/stallion barn complex, 237 stalls, 21 homes, plus shop and hay/straw barns on approximately 1435 acres with frontage on Cane Ridge and Jackstown Roads.

This premiere property offers a rare opportunity for one to step into the highest levels of the thoroughbred industry with facilities second to none!

**The most highly improved horse farm on the market!**

*Offered Exclusively By*



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

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



This 1435-acre portion of Adena Springs is in a quadrant of the world known for producing superior race horses, Adena Springs is a state-of-the-art facility of the highest quality that was developed in 2007. The centerpiece of the farm is its magnificent 2 1/2 story office/stallion barn with over 6,250 sq ft of high-quality office space. It adjoins the magnificent 14 stall stallion barn with teaser and mare stalls and attached breeding arena. Extensive irrigated landscaping, fountain, two ponds add to charm of this one of a kind structure. Designed by horsemen for horsemen, you'll discover seven identical 28-stall barns, each with 24- 14' x 14' stalls, and 4- 14' x 18' stalls foaling stalls, wash stall, break room, lab, and half bath.

Additional horse improvements includes 3 identical concrete block run-in sheds each with three stalls and a 38' x 130' attached shed, plus a five stall concrete block quarantine barn. Mr. Stronach wanted to take care of the people who were taking care of his valuable horses, and the employee housing on Adena Springs is unparalleled. You will discover two high-quality 3,240 sq ft general manager and veterinarian homes, one assistant manager home, five manager homes, and 12 employee houses. 11 of these homes are located in the unique and well thought-out gated village with pool, pool house, regulation soccer field, volleyball, and basketball.

Additional improvements include a hay and straw barn, 75' x 140' equipment/shop building, six horse stallion exerciser, and four gated entrances.





### **Office/Stallion Barn Breeding Shed: Office space is 6,257 sq ft**

The Office/Stallion Barn/Breeding Shed complex is a comprehensive building. It is a steel-framed structure that is comprised of manufactured stone siding and the roof is a plastic pseudo slate tile. The 2 ½ story office is located at the front of the building and serves as a greeting area for visitors in addition to providing office space for employees. There is an elaborate lobby with a built-in trophy case, multiple offices; a conference room; kitchenette; 1 full bath, 3 half baths; sitting area and bedroom. The interior is of high-quality finish with recessed lighting, crown moulding and walnut wainscoting. A staircase leads to a widow's walk with a 360- degree view of the farm.

The office is directly attached to its 14 stall stallion barn with seven stalls on either side of a large viewing area with rubber pavers, wood siding and ceiling. The stallion barn portion of the building is comprised of concrete block and wood. The ceiling has recessed lighting and there is a 16' rubber paver aisle covered by a loft. There are 14 Lucas Equine equipped stalls (16' X 16') also with rubber paver floors. There is also a tack room with a half bath.

The stallion barn is directly connected to a teasing and prep area that includes two teaser and three mare stalls (11' x 12'); teasing area, full laboratory, two offices, wash bay and a viewing room.

The breeding arena is (48' X 48") and is comprised of concrete block and wood siding with a wood ceiling. There is protective padding around the sides and tanbark flooring.



**Note:** In addition to the large receiving area behind the barn, there is a 6 horse covered walker.





### **Broodmare barns (7):**

There are seven identical broodmare barns each containing 28 stalls, comprised of concrete block with manufactured stone exteriors and plastic faux slate continuous vent roofs with three cupolas. Each barn has a break room, wash rack, lab and a half-bath. There are 24 Stalls (14' x 14') and 4 foaling stalls (14' x 18') 13' rubber paver aisles with a loft overhead. Each barn is surrounded by approximately 100 acres divided into 6/10 paddocks / 3 fields of varying size. The front yard of each of these barns have an irrigation system.



### **Run-in sheds (3):**

There are three run-in sheds comprised of concrete block and cedar siding with plastic pseudo slate roofs. The barn portion of the structure has three stalls (12'6"x12'6") with rubber paver flooring and sliding metal doors; two feed rooms, one with a half bath and a loft over a 13' rubber paver aisle. There is a (130' x 38') attached run-in shed comprised of concrete block with a hay rack lining the interior walls. It is lighted and there is a full ceiling screen to prevent birds from roosting in the lighting. The shed portion is fenced to allow ingress and egress for feeding.



### **Quarantine Barns (1):**

There is one quarantine barn comprised of concrete block and cedar siding with a faux slate roof. Containing five stalls (18' x 14') with sliding metal doors and rubber paver floors and a 13' rubber paver aisle, warm room with a half bath and sink.

### **Hay / Straw Barns (2):**

There are two barns (48' x 12) comprised of wood siding with concrete flooring and metal roofs.

### **Equipment Building (1):**

The equipment building (75' x 140') is comprised of metal siding with a metal continuous vent roof. There are six bays, a concrete floor and overhead heaters, 3 drive-in doors, vet room, breakroom, half bath, w/d hookup, plus first and lofted heated storage rooms.





### **General Manager/Vet houses (2): 3 bedroom, 3.5 baths**

These are two residences approximately 3,243 square feet with attached garages. They are comprised of brick siding with manufactured stone accents and finishes are of high quality. They have an entry way, office, kitchen with granite countertops, family room with fireplace and a breakfast area. Floors are hardwood, carpet, and ceramic tile.

### **Assistant Managers house (1): 4 bedroom, 4 bath**

This is a 2,418 square foot residence with an attached garage. That is comprised of brick siding with manufactured stone accents and a pseudo slate roof. The interior finishes are of high quality.



### **Manager houses (5): 3 bedroom, 3.5 bath**

There are five 1,924 square foot manager residences with attached garages throughout the farm. They also have granite countertops in the kitchen and a living room with a fireplace. They are comprised of brick siding with manufactured stone accents and have pseudo slate roofs.



### **Employee units (12):**

There are 12 employee quads. 10 units are in the employee village complex; two are throughout the farm. The sizes of the residences vary; there are 7- 4-bedroom 4 bath 1608 sq ft and 7- 2 bedroom, 2 bath 1069 sq ft residences. They are comprised of brick siding with manufactured stone accents and have pseudo slate roofs.



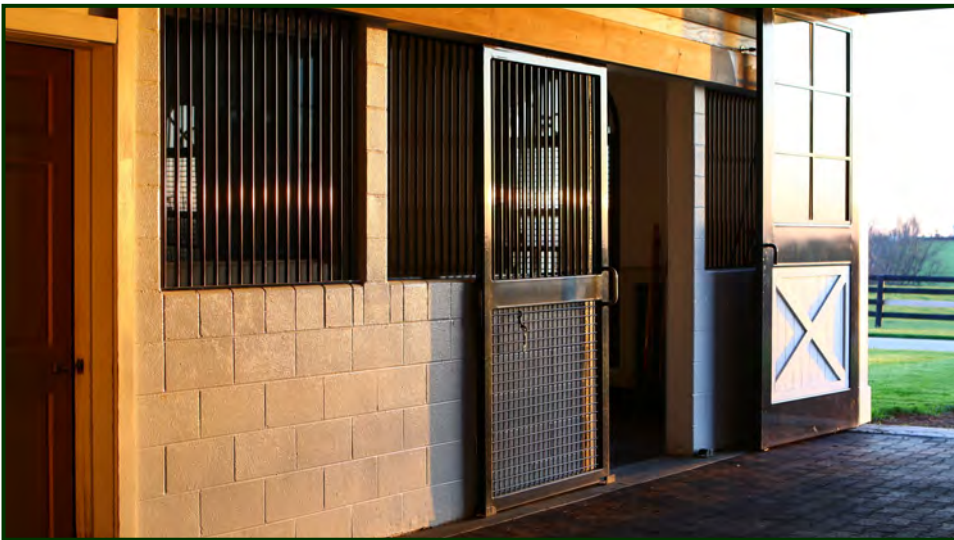
### **Farm House (Jackstown Rd.)**

60-year-old farmhouse is only original structure on the farm. Has its own entrance separate from the gated farm. 1,800 sq ft 3 bedrooms, 1 bath heated by fuel oil. Small detached garage. Wood framed with siding.













Internationally renowned, **Adena Springs Kentucky** offers you the opportunity to make your mark in the Bluegrass with its state-of-the-art facilities and with some of the best soil in the world. This farm was developed around the horse and offers an extremely rare opportunity for you to expand or enter the thoroughbred business at the highest level.

**You don't want to miss this once in a lifetime opportunity!**

*Offered Exclusively By*

**PRICE:**  
**\$33,000,000.**



**Bill Justice**  
**859-255-3657**

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# **ADENA SPRINGS** **701 CANE RIDGE ROAD** **PARIS, KENTUCKY 40301**



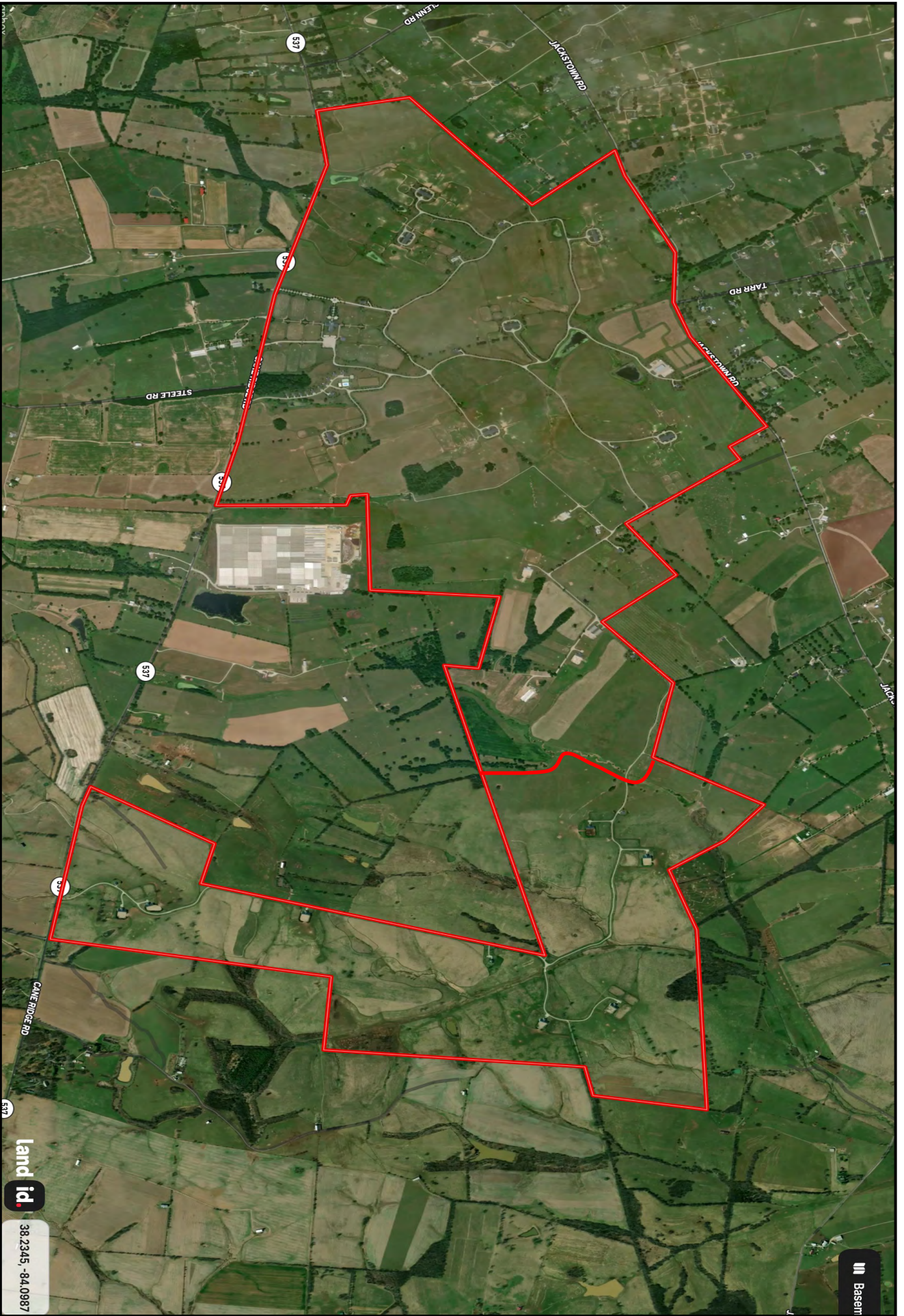
**1,435 +/- ACRES**



**810 +/- ACRES**











Tables — Farmland Classification — Summary By Map Unit

Summary by Map Unit — Bourbon and Nicholas Counties, Kentucky (KY604)

Summary by Map Unit — Bourbon and Nicholas Counties, Kentucky (KY604)

| Map unit symbol                    | Map unit name   | Rating  | Acres in AOI   | Percent of AOI |
|------------------------------------|---|---|----------------|----------------|
| CnD                                | Cynthiana-Faywood complex, very rocky, 6 to 20 percent slopes   | Not prime farmland  | 25.6           | 1.8%           |
| FrD                                | Fairmount-Rock outcrop complex, 12 to 30 percent slopes         | Not prime farmland  | 12.3           | 0.9%           |
| FwB                                | Faywood silt loam, 2 to 6 percent slopes                        | All areas are prime farmland  | 25.3           | 1.8%           |
| FwC                                | Faywood silt loam, 6 to 12 percent slopes                       | Farmland of statewide importance  | 279.5          | 19.6%          |
| FyD                                | Faywood silty clay loam, 12 to 20 percent slopes                | Not prime farmland  | 10.0           | 0.7%           |
| Ln                                 | Lindside silt loam, 0 to 2 percent slopes, occasionally flooded | All areas are prime farmland  | 6.4            | 0.5%           |
| McB                                | McAfee silt loam, 2 to 6 percent slopes                         | All areas are prime farmland  | 38.1           | 2.7%           |
| McC                                | McAfee silt loam, 6 to 12 percent slopes                        | Farmland of statewide importance  | 177.5          | 12.5%          |
| No                                 | Nolin silt loam, 0 to 2 percent slopes, frequently flooded      | Prime farmland if protected from flooding or not frequently flooded during the growing season | 7.3            | 0.5%           |
| uBlmB                              | Bluegrass-Maury silt loams, 2 to 6 percent slopes               | All areas are prime farmland  | 347.2          | 24.4%          |
| uLbIB                              | Lowell-Bluegrass silt loams, 2 to 6 percent slopes              | All areas are prime farmland  | 10.0           | 0.7%           |
| uLFC                               | Lowell-Faywood silt loams, 6 to 12 percent slopes               | Farmland of statewide importance  | 101.3          | 7.1%           |
| uLsoB                              | Lowell-Sandview silt loams, 2 to 6 percent slopes               | All areas are prime farmland  | 222.2          | 15.6%          |
| uMImC                              | Maury-Bluegrass silt loams, 6 to 12 percent slopes              | Farmland of statewide importance  | 142.9          | 10.0%          |
| W                                  | Water   | Not prime farmland  | 17.9           | 1.3%           |
| <b>Totals for Area of Interest</b> |   |   | <b>1,423.5</b> | <b>100.0%</b>  |