

A Portion of
SYCAMORE FARMS

268 +/- Acres

Shannon Run Road & Military Pike
Versailles, Woodford County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



Justice Real Estate is extremely honored to represent the Haggin family and offer you one of the most fertile 268- acres in Central Kentucky with tremendous road frontage on Military Pike and Shannon Run Road. This gorgeous piece of land is located across the road from world-renowned Shadwell Farm and is only 6 miles from Keeneland and the airport.

This farm, as with all the Haggin land has been thoughtfully and responsibly farmed throughout the years by true stewards of the land and has excellent management in place, if desired.

Improvements include a 20-stall Keeneland style concrete block barn with full jog around, currently used for retirees and contains modest plank fencing around it, but beautifully accessed via a tree lined drive; plus 2-10 bent and 1-8 bent tobacco barns.

Pictures cannot do justice to this magnificent piece of land, you have to come see for yourself why we say it's one of the prettiest, most fertile tracks of land anywhere in the world.

Don't miss out on this very unique opportunity to acquire one of the most coveted blank canvases found in the Bluegrass.





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PRICE:
\$6,000,000.

Bo Goodman
859-509-0582
bo@mtbrilliant.com

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

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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
MmC3	Maury silty clay loam, 6 to 12 percent slopes, severely eroded (loradale)	Not prime farmland	0.0	0.0%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	1.6	0.6%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	0.0	0.0%
Subtotals for Soil Survey Area			1.6	0.6%
Summary by Map Unit — Jessamine and Woodford Counties, Kentucky (KY624)				
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	22.4	8.3%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	8.0	3.0%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	4.9	1.8%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	6.0	2.2%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	5.0	1.8%
Mt	Melvin silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	10.2	3.8%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	4.0	1.5%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	180.8	66.9%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	27.3	10.1%
Subtotals for Soil Survey Area			268.6	99.4%
Totals for Area of Interest			270.2	100.0%