

# HIGHCLERE FARM

117 +/- ACRES

1346 HARP INNIS ROAD

Lexington, Fayette County, KY 40511



*Offered Exclusively By*



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

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



**A tremendous and rare opportunity to acquire an exceptional horse farm—known for producing superior racehorses.**

Ideally located just off Russell Cave Road and minutes from the Kentucky Horse Park and Fasig-Tipton, *Highclere* is suitable for every discipline. Its gracious four-bedroom, three-bath main residence is privately situated within the farm.

Horse improvements include a very nice 19-stall concrete block barn with an adjacent covered round pen and the farm's detached office, as well as a 14-stall converted tobacco barn with an adjacent manager's home and equipment/feed shed.

Additional improvements include a two-stall concrete block run-in shed, a frame run-in shed, and a metal hay shed. Immediate neighbors include the newly developed Jackpot Farm, Monticule, and Hester Equine.

Excellent soils, tree-lined paddocks, and driveways add to its desirability. One of the best—if not *the* best—turnkey farms on the market today.





A gracious 2,450 square foot 4-bedroom, 3-bath main residence features front and side patios, a rear deck with hot tub, a great room with a wood-burning stove open to the kitchen, a 2-room office, a spacious laundry room, and a 2-car attached garage.



Nicely situated on the farm is a well-maintained 1,300 square foot manager's house with 3-bedrooms, 2-baths, a spacious eat-in kitchen, and a rear deck.





19-stall concrete horse barn with 12' x 13' stalls, a 14' aisle, and a tack room with sink. Adjacent to the barn is the farm's 24' x 34' office building, which includes a kitchenette, two offices, a reception room, and a full bath, as well as a 60' covered round pen.







14-stall converted tobacco barn with 11' x 13' stalls, a hayloft over a 15' aisle, and rear doors. Adjacent to this barn is a frame shed with a feed room and two open bays, as well as the 3-bedroom, 2-bath manager's home.







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

**PRICE: \$2,550,000.**



**Bill Justice  
859-255-3657**

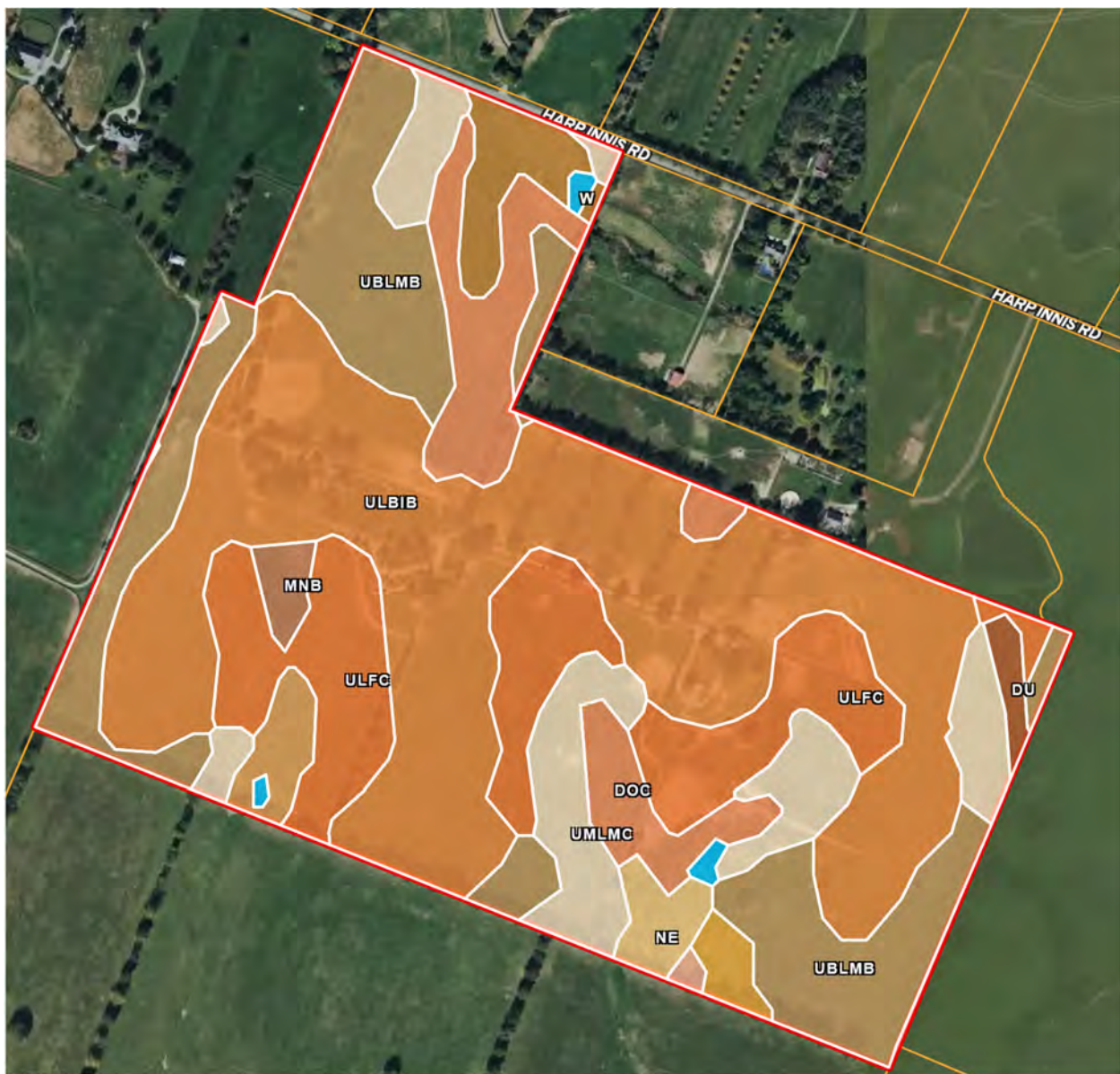
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| SOIL CODE | SOIL DESCRIPTION                                                                              | ACRES     | %     | CPI | NCCPI | CAP  |
|-----------|-----------------------------------------------------------------------------------------------|-----------|-------|-----|-------|------|
| uLbiB     | Lowell-Bluegrass silt loams, 2 to 6 percent slopes                                            | 45.74     | 38.98 | 0   | 70    | 2e   |
| uBlmB     | Bluegrass-Maury silt loams, 2 to 6 percent slopes                                             | 22.85     | 19.47 | 0   | 82    | 2e   |
| uLfC      | Lowell-Faywood silt loams, 6 to 12 percent slopes                                             | 18.0      | 15.34 | 0   | 56    | 3e   |
| uMlmC     | Maury-Bluegrass silt loams, 6 to 12 percent slopes                                            | 11.44     | 9.75  | 0   | 77    | 3e   |
| DoC       | Donerail silt loam, 6 to 12 percent slopes                                                    | 9.23      | 7.87  | 0   | 82    | 3e   |
| HsA       | Huntington silt loam, 0 to 2 percent slopes, clayey substratum, occasionally flooded          | 3.0       | 2.56  | 0   | 75    | 2w   |
| Ld        | Lindside silt loam, 0 to 2 percent slopes, occasionally flooded                               | 1.73      | 1.47  | 0   | 88    | 2w   |
| Ne        | Newark silt loam, 0 to 2 percent slopes, occasionally flooded                                 | 1.68      | 1.43  | 0   | 78    | 2w   |
| ScB2      | Salvisa silty clay loam, 2 to 6 percent slopes, eroded                                        | 1.06      | 0.9   | 0   | 50    | 3e   |
| MnB       | McAfee silt loam, 2 to 6 percent slopes                                                       | 1.04      | 0.89  | 0   | 67    | 2e   |
| Du        | Dunning silty clay loam, 0 to 2 percent slopes, occasionally flooded                          | 0.84      | 0.72  | 0   | 47    | 3w   |
| W         | Water                                                                                         | 0.5       | 0.43  | 0   | -     | -    |
| FaD       | Fairmount very rocky silty clay loam, 6 to 20 percent slopes (fairmount-Rock outcrop complex) | 0.23      | 0.2   | 0   | 36    | 6e   |
| TOTALS    |                                                                                               | 117.34(*) | 100%  | -   | 71.59 | 2.36 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.