

2152 Iron Works Pike

Lexington, Fayette County, KY 40511

10.98 +/- ACRES



Offered Exclusively By



www.kyhorsefarms.com

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



Prime location 4 miles from the Kentucky Horse Park and the Hagyard Equine Medical Institute. 7 miles to Rood & Riddle Equine Hospital. Neighboring farms include Mulholland Springs, Castleton Lyons, Three Diamonds & Marlendale.

A primary residence may be constructed on this farm. **Eligible for PDR Small Farm program.**





Large, irrigated 130' x 260' outdoor ring with Trutex geotextile and fiber footing, with sand mixed in. 14-12' x 12' stalls with matted floors. Large tack room.





Tack Room

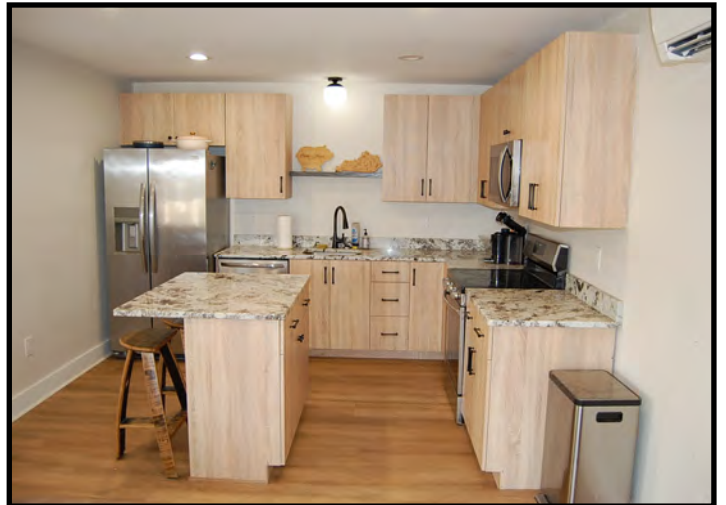


Feed Room



7 paddocks and one large field. 2-50 amp **RV** hookups. Automatic waterers.

2-1 BR/1BA apartments, each have washer & dryer hookups. New roof over apartment in 2024.
New roof over front portion of barn in 2021. All new gutters in 2024.



Apartment #1



Apartment #2



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

PRICE: \$1,500,000.



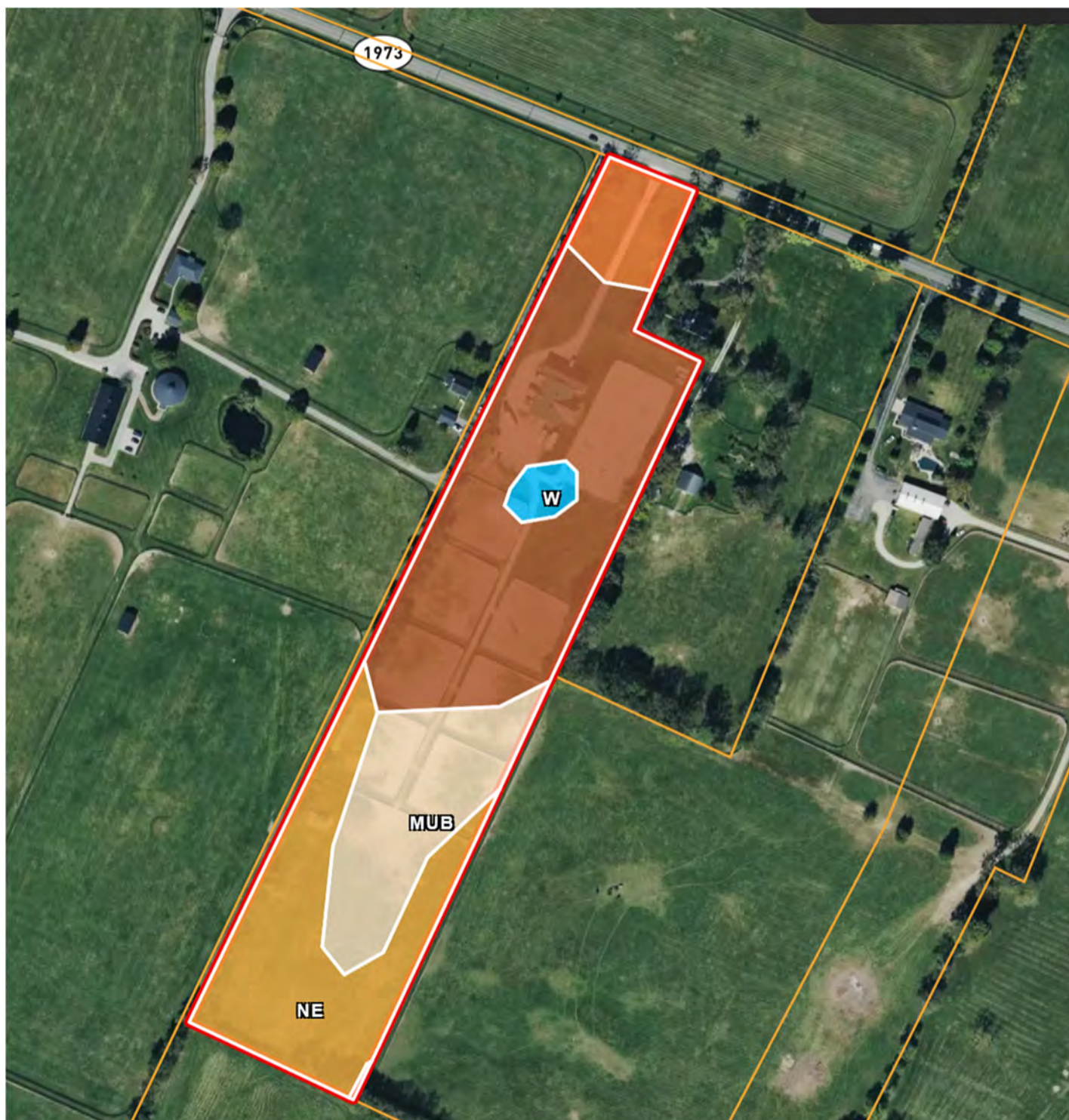
Billy Van Pelt
859-983-8118

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|  Boundary 11.68 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	5.39	46.15	0	60	2e
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	3.11	26.63	0	78	2w
MuB	Mercer silt loam, 2 to 6 percent slopes	2.17	18.58	0	56	2e
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	0.77	6.59	0	82	2e
W	Water	0.24	2.05	0	-	-
TOTALS		11.68(*)	100%	-	64.27	2.0

(*) 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.