

OAK LODGE FARM, USA

710 Jackstown Road

Paris, Bourbon County, Kentucky

101 +/- Acres



Adjoining the world-renowned Adena Springs and located across the road from Brandywine Farm, this turn-key horse farm is known for producing stakes horses, including Medaglia d'Oro.

Improvements include a magnificent 4-bedroom, 3 full bath, and 2 half bath main residence with a 3-car attached garage; a 2,185 sq. ft., 3-bedroom, 2½ bath manager's home; and an exceptional guest house. Horse improvements include four horse barns with 48 stalls, three large run-in sheds, a horse exerciser, and a well-appointed farm office with a full bath.

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

Offered Exclusively By



www.kyhorsefarms.com

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

MAIN RESIDENCE



Magnificent 5,400 sq. ft. main residence with private entrance and circular driveway, featuring extensive moulding, Brazilian Cherry floors, brick sidewalk, and front, side and rear brick patios.



FIRST FLOOR



Entrance Hall: Double door with arched windows and extensive moulding.

Living Room: Brazilian Cherry floor, floor-to-ceiling stone fireplace, and 2-sets of French doors.

Office/Library: Brazilian Cherry floor, bookshelves, wainscoting, and a fireplace.

Dining Room: Brazilian Cherry floor, wainscoting, and a fireplace.



Full bath

Half bath

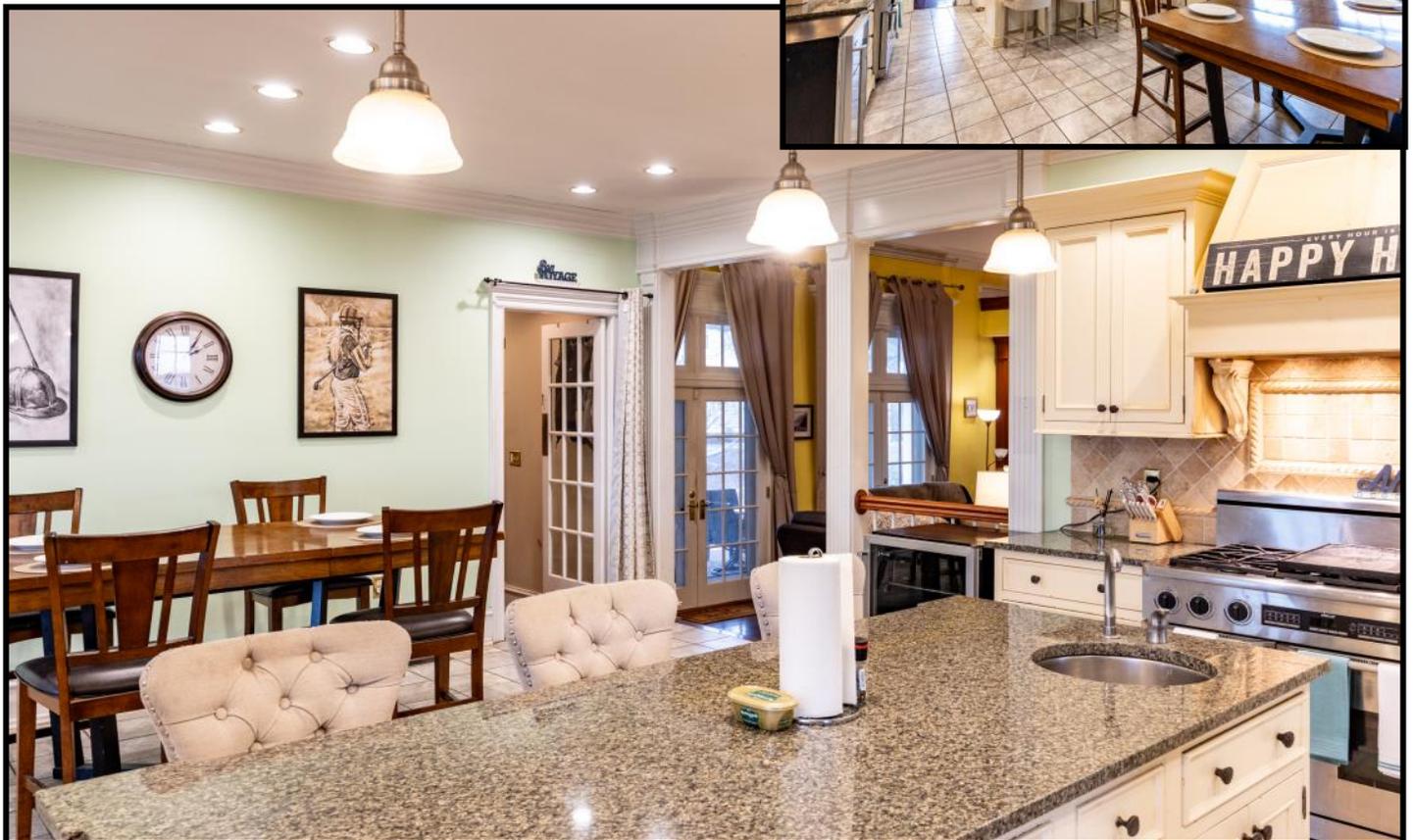
Laundry Room

Attached 3-car garage





Gourmet Kitchen: Tile floor, gas stove with hood, granite countertops, island with sink, plus an informal dining area.





Primary Bedroom: Brazilian Cherry floor, fireplace, built-ins, 2-sets of French doors.



Two walk-in closets– both with Brazilian Cherry floors.



Primary Bathroom: Brazilian Cherry floor, soaking tub, marble shower, and vanity table.



SECOND FLOOR

Guest Bedroom 1: Carpeted; adjoining office and dormer area, and a full adjoining bath.



2 Children's Bedrooms: adjoining full bath and both have work/ study areas.





Rec Room: Brazilian Cherry floor, half bath, located above the garage.



GUEST HOUSE



Wonderful guest house located behind the main residence, featuring a living room, eat-in kitchen, bedroom, full bath, and a loft with a play/sleep area.



MANAGER'S HOUSE



Built in 2000, this wonderful 2,185 square foot home features brick sidewalks, ash floors, and extensive crown



The first floor contains a large eat-in kitchen with cherry cabinets, living room with fireplace, primary bedroom with fireplace and bath with adjoining nursery/ den, laundry room and powder room.

The second level contains 2 bedrooms and one full bath.



HORSE IMPROVMENTS



Front Barn

- 14 stalls measuring 11' x 12'
- Feed room
- 3 open bays
- 19' tongue and grove aisleway

Middle Barn

- 13 stalls measuring 11' x 11.5' with rear windows
- Skylights
- Middle open bay

3 Concrete block run-in sheds with hay storage (one has a vet stall)

Foaling Barn

- 8 stalls measuring 12' x 12' plus 1 stall measuring 12' x 14'
- Concrete block
- Half bath
- Feed/tack room

Yearling Barn

- 12 stalls measuring 12' x 12' with rear windows
- 13.5' aisle
- Concrete block

NOTE: Adjacent 5-horse Kraft walker





Board and batten office with full bath and kitchen consisting of approximately 835 SF.





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PRICE: \$3,850,000.



**Agent: Bill Justice
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|  Boundary 98.67 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	51.23	51.92	0	82	2e
McC	McAfee silt loam, 6 to 12 percent slopes	18.16	18.4	0	63	3e
FyD	Faywood silty clay loam, 12 to 20 percent slopes	9.38	9.51	0	49	4e
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	8.12	8.23	0	77	3e
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	6.13	6.21	0	60	2e
FwC	Faywood silt loam, 6 to 12 percent slopes	5.65	5.73	0	60	3e
TOTALS		98.67(*)	100%	-	72.33	2.51