

LEGADO FARM-KENTUCKY

4462 Mt. Horeb Pike, Lexington, Kentucky

268 +/- Acres

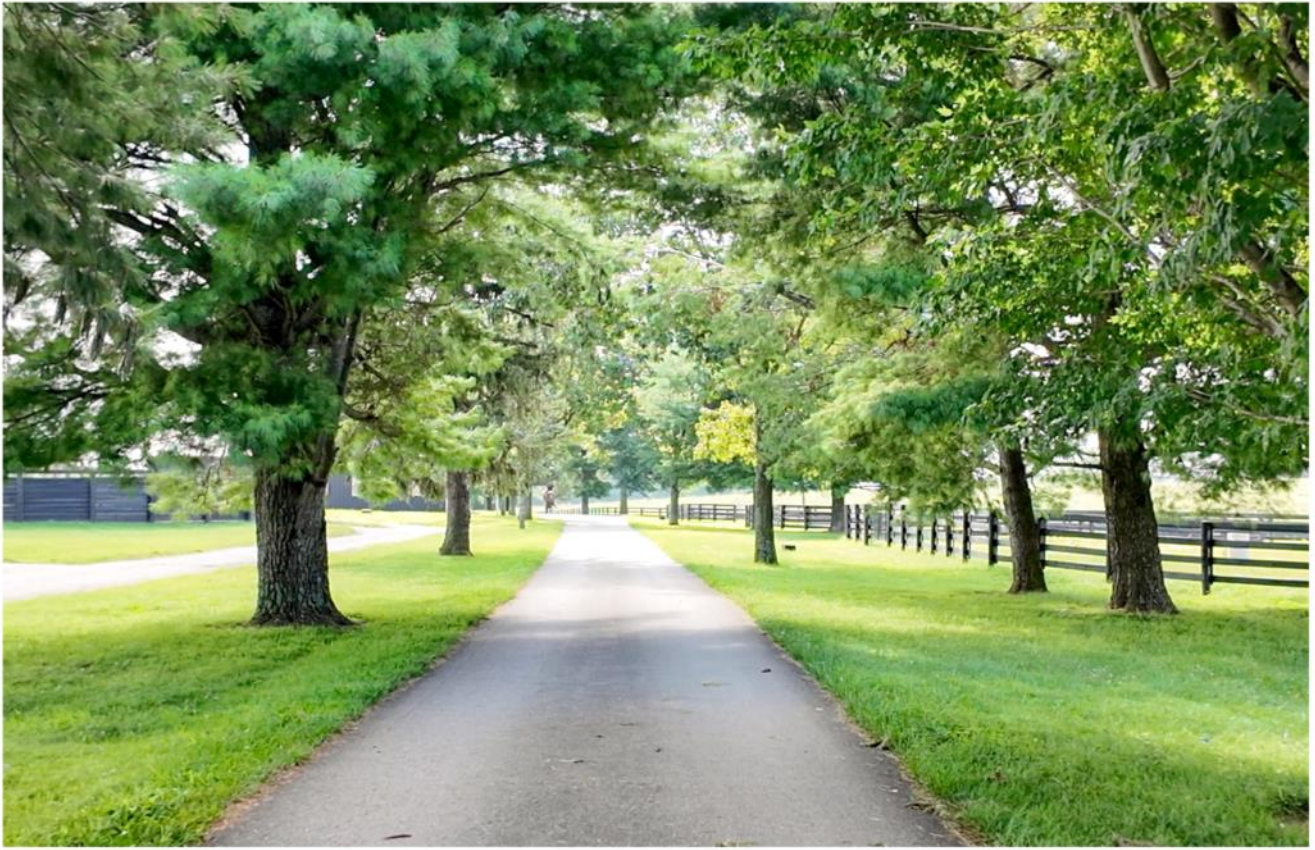


Offered Exclusively By



www.kyhorsefarms.com

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



Location! Location! Location! Professionally developed horse farm situated on desirable Mt. Horeb Pike, adjoining historic, world renowned Castleton Lyons, literally minutes from the Kentucky Horse Park, and includes over 1/4 mile of frontage on the magnificent Elkhorn Creek. Significant improvements have been made in the past two years. Designed and constructed two matching 150' x 250' ebb and flow arenas with two matching 70' round pens. Installed all new board and batten metal siding and new metal roofs on barns 1,2,3, & 4; added significant new fencing, added a custom designed security gate on new limestone columns. The Owner's residence has been completely refurbished on both floors and 2 new exterior decks have been installed.

You will discover a total of 78 stalls in 6 horse barns, a Kraft walker, additional round pen, equipment building, 29 paddocks, and large fields.

Overlooking the magnificent Elkhorn Creek in a very private park-like setting you will find the main residence/office. The gracious first floor contains 4 bedrooms and 3.5 baths. The lower level, with private entrance, consists of 5 rooms and 1.5 baths. The farm also contains a 2 bedroom– 1 bath employee house and a one bedroom, one bath employee cottage.

Legado Farm generates a tremendous amount of income, providing one a unique and tremendous opportunity to acquire an exceptional farm in the Bluegrass.



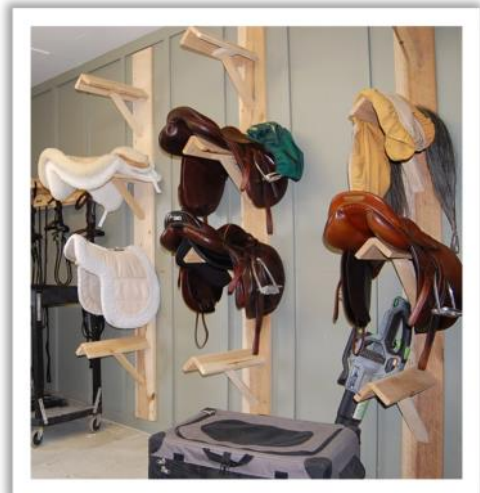
Completed in July 2024, the sellers have designed and constructed two side-by-side ebb & flow arenas and two matching round pens to support high-performance show jumping horses. Each arena measures 150'x 250' and features a state-of-the-art subsurface water management system, ensuring consistent footing, optimal drainage, and reduced dust. The ebb & flow design allows for precise moisture control, promoting horse safety and performance in all weather conditions. The round pens with a 70' diameter, were built with the same technology, provide safe and versatile spaces for training, warm-up, and rehabilitation.



Barn#1



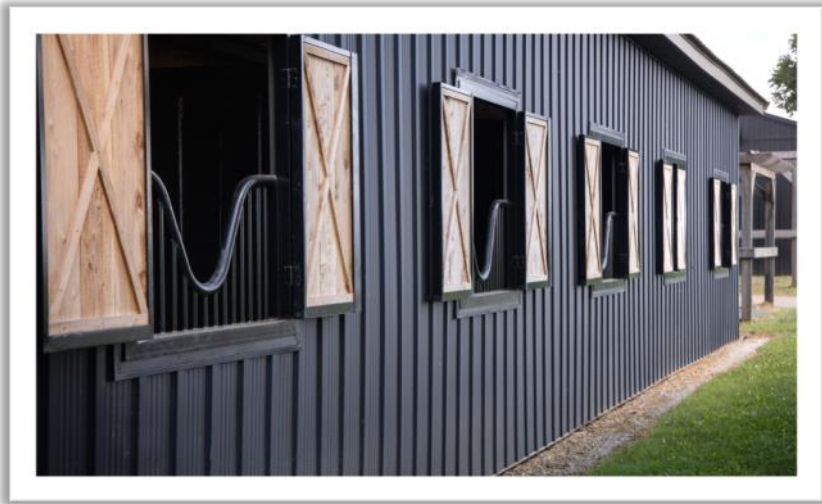
- 9 stall barn with stalls measuring 14' x 13.75' and 13' aisle
- New metal roof
- New board and batten style metal siding
- Office with half bath, saddle rack, washer/dryer, tile floor, quartz countertops, and Silgranit sinks
- New yoke style rear stall windows with custom cedar shutters
- 2 rear grooming racks



Barn #2



- 19 — 14' x 14.5' stalls with refurbished stall fronts
- New board and batten-style metal siding
- New metal roof
- 19' tongue & groove aisle
- Office, saddle rack, washer/dryer, tile floor, quartz countertops, and Silgranit sink
- 3 rear grooming racks
- New yoke style rear stall windows with custom cedar shutters
- Adjacent 13' x 27' concrete block storage building with concrete floor



Barn #3

- 10 stall barn with stalls measuring 12' x 12'
- Refurbished stall fronts
- New yoke style rear stall windows with custom cedar shutters
- New board and batten style metal siding
- New metal roof
- 2 rear grooming racks

Barn #4

- 6 stall barn with stalls measuring 13' x 12.5'
- Refurbished stall fronts
- New yoke style rear stall windows with custom cedar shutters
- New board and batten style metal siding
- New metal roof
- 2 rear grooming racks



Barn #5

- 13 stall converted tobacco barn with stalls measuring 12' x 14'
- 15' aisle with tongue & groove walls
- Office, saddle rack, washer/dryer, tile floor, quartz countertops, and Silgranit sink
- Rear stall windows
- 2 rear grooming racks

Barn #6



- 21— 12' x 11.5' stalls with wash stall
- Office with half bath, saddle rack, washer/dryer, tile floor, quartz countertops, and Silgranit sinks
- 15.5' aisle
- Double rear stall windows
- Metal roof with cupola
- 2 rear grooming racks
- Adjacent to the yearling barn is a professional show ring, RV storage, 5 horse Kraft Walker, Kraft Round Pen, and 12' x 24' feed/storage building.



Additional Horse Improvements



- 30' x 60' metal hay/equipment barn with concrete floor
- 4 Run-in sheds
- Plank fencing with automatic waterers



Main Residence



Situated in a park like setting overlooking the Elkhorn Creek, this ranch style home with full finished basement contains approximately 5100 SF. The original section was built in 1968 with an addition in 1982. 4 bedroom and 3.5 baths adorn the first level with a lovely great room, kitchen, & dining room. The lower level has 5 rooms, 1.5 baths and kitchenette. HVAC is provided via 2 heat pumps.



Great Room

Open to kitchen with fireplace, breakfast/dining area, and sitting area.



Living room— floor to ceiling wood burning stone fireplace, bay window, offset piano room (door to rear deck).



Kitchen



- Hardwood floors
- Island
- Wine cooler
- Range top with hood
- Wall oven
- Abundant built in cabinetry

- Open to breakfast and sitting area with fireplace.
- Adjacent 8' x 8' mudroom
- Access to 2 car-carport with built in storage



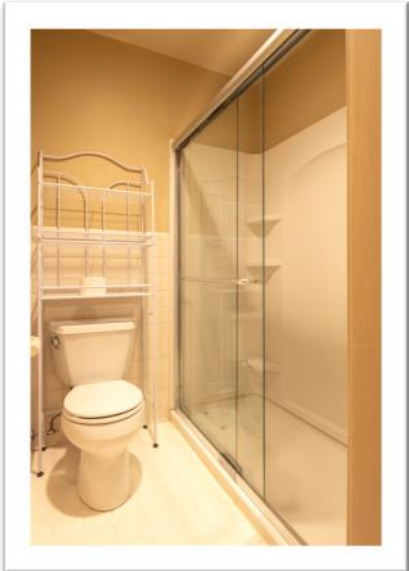
Primary Suite



- 14.5' x 22'
- Hardwood floors
- Sky light
- Main closet with built-ins
- Adjoining full bath
- Walk-in tiled shower
- Soaking tub
- Double vanity



Additional Bedrooms



Second primary suite (13.5' x 16.75') with adjoining full bath and door to rear deck.



Two additional bedrooms served by a Jack & Jill bath



Powder room is located in the hallway plus a washer & dryer hookup



Lower Level



The basement can be accessed from the lower level entrance (with brick patio) or from the home's interior. The main office features Mexican tile, half bath, closet and its own entrance. The 22' x 27.5' reception room has a wood-burning fireplace and built ins. The 16.5' x 25.75' office has a Mexican tile floor and adjacent to the file room and small kitchenette. You'll discover 2 other rooms and full bath off the reception/ living room. All or part of the lower level easily converts to family living space, if desired.



Employee Housing



- 975 SQ FT home
- Two bedroom one bath
- Located on North side of farm
- Separate entrance
- Adjacent one stall quarantine barn



- One bedroom, one bathroom cottage



Legado Farm-Kentucky is well developed for performance show horses at the highest level. The income it generates demonstrates a strong demand for dry stall rental and provides a solid foundation for continued or expanded stall rental.

However, with its excellent location, tremendous soils, and quality improvements, this farm is well suited for any discipline— thoroughbreds, standardbreds, dressage, etc. It has everything one needs to make your mark in the Bluegrass.

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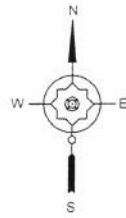
PRICE: \$9,875,000.

Bill Justice
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SYMBOLS	
	PAVED ROAD
	GRAVEL ROAD
	BUILDINGS
	TREES
	CREEK
	DRAINAGE
	CEMETERY
	SINK HOLE

LAND USE	
PASTURE	192.4 Ac.
PADDOCKS	33.8
BUILDINGS & LOTS	21.1
WOODS	3.0
CEMETERY	0.2
STREAM	5.2
ROADS	4.8
TOTAL	260.5 Ac.

Prepared by
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