

3915 Pinckard Pike

Woodford County, Kentucky

34 Acres

Being offered at \$599,000



Offered exclusively by:



www.bluegrasshorsefarms.com

P.O. Box 4310
Midway, Kentucky 40347

Denise E. Barnes
859-806-2866

Outstanding Location!

Outstanding Land!

Located in southeast Woodford County and only 15 m minutes to Lexington this 34 acres is ready for anything you may have in mind. A perfect place to build your little farm with several perfect building sites for your dream home. This unique property is approximately 10% wooded and has a beautiful branch of Clear Creek running through it.. With so much privacy and wonderment it truly is one-of-a-kind



Room To Roam



The property is completely fenced on 3 sides with 4-plank and wire and sight board fencing. City water is on the property as well as a septic system on the left portion.

The Meadow



The meadow is ideally situated between the back tree line and the creek. It is perfect for recreational horse use and would make a fine area for a small arena.

The character of this land is very hard to come by and will greatly appreciated by those who seek privacy .



A Place to Call Home

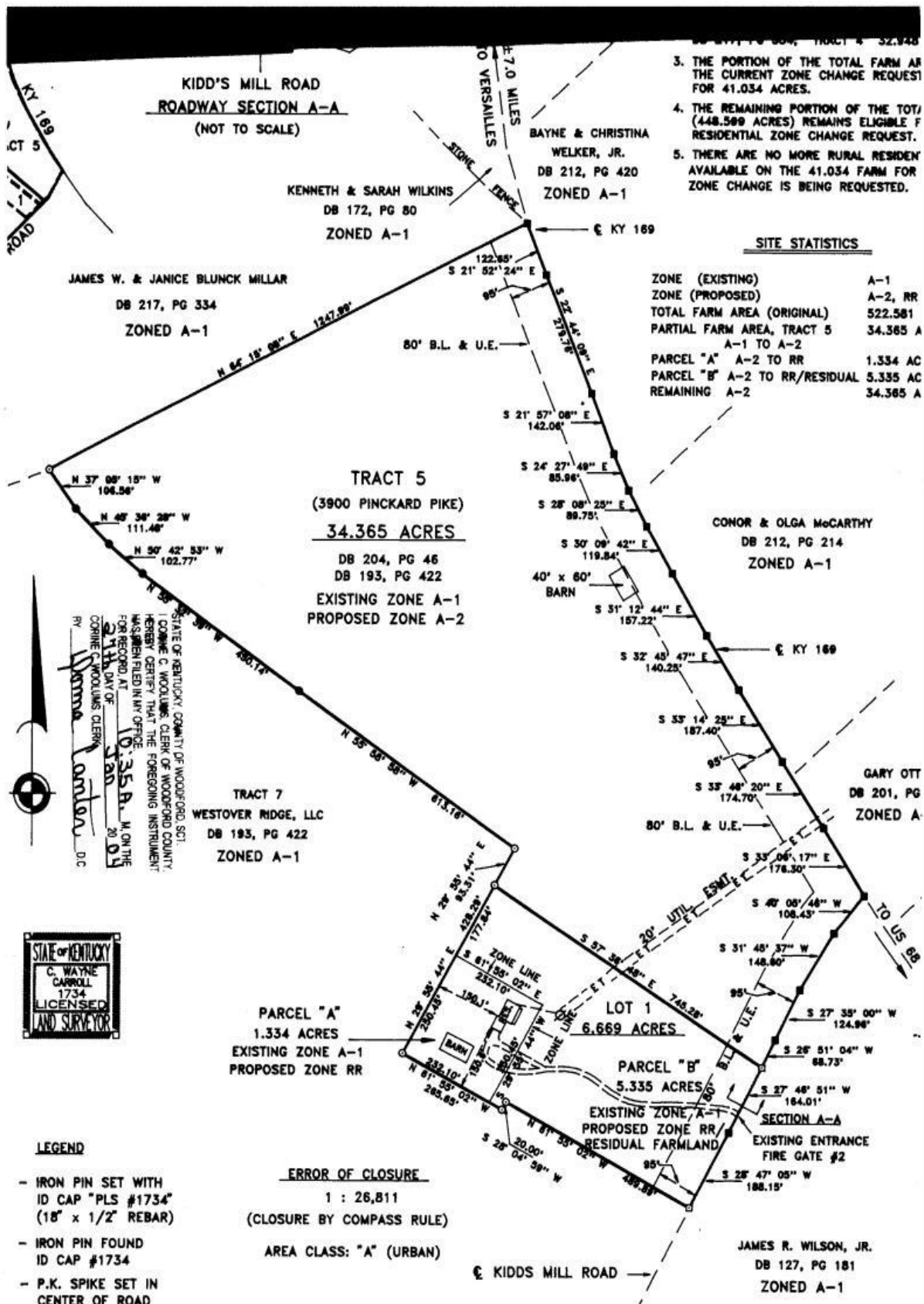


A natural buffer of tree frames this land with softness and creating little vignette of spaces .

With over 2000 feet of road frontage along Pinckard Pike and Kidds Mil Road this property is ready for the gentlemen farmer.



Majestic in nature is this corner of Woodford County,



Soil Map—Jessamine and Woodford Counties, Kentucky



Map Unit Legend

Jessamine and Woodford Counties, Kentucky (KY624)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsB	Ashton silt loam, 2 to 6 percent slopes	0.5	1.2%
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	2.7	6.5%
FdC	Faywood silt loam, 6 to 12 percent slopes	3.3	7.9%
FdE	Faywood silt loam, 12 to 30 percent slopes	2.3	5.6%
Hu	Huntington silt loam	9.9	24.2%
LwB	Lowell silt loam, 2 to 6 percent slopes	3.0	7.4%
MIB	Maury silt loam, 2 to 6 percent slopes	0.0	0.0%
MnB	McAfee silt loam, 2 to 6 percent slopes	8.3	20.2%
MnC	McAfee silt loam, 6 to 12 percent slopes	10.9	26.7%
MnD	McAfee silt loam, 12 to 20 percent slopes	0.1	0.2%
Totals for Area of Interest (AOI)		41.0	100.0%