



4781 Mt. Horeb Pike
12.4± Acres | Fayette County
\$2,300,000

Offered Exclusively By:

KIRKPATRICK & CO.

Zach Davis | Principal Broker
+1 .859.576.8195
www.KirkFarms.com
Zach@KirkFarms.com





This 12.4 acre turnkey horse farm has been lovingly developed by a celebrated equestrian. Located on the historic Mt. Horeb Pike in Fayette County, the farm's spectacular location is a mere 10 min. from the Kentucky Horse Park and premiere equine hospitals. Immediate neighbors include Avalon at Cherry Knoll, Castleton Lyons, Ekeroth, Lane's End Oak Tree, Marigot Bay, and Spy Coast.

Hidden behind a dense thicket of native trees, the gated entrance is set back from the road, offering immense privacy. Well-landscaped throughout, a verdant courtyard offers respite at the heart of the farm. Newer fencing encircles the four paddocks, field, & a green space ideal for conditioning.

The contemporary brick residence measures approximately 1,957 square feet and includes 3 bedrooms and 2 bathrooms. Warm details & light-filled rooms make it an inviting retreat after the day's pursuits.

Fine equine facilities include:

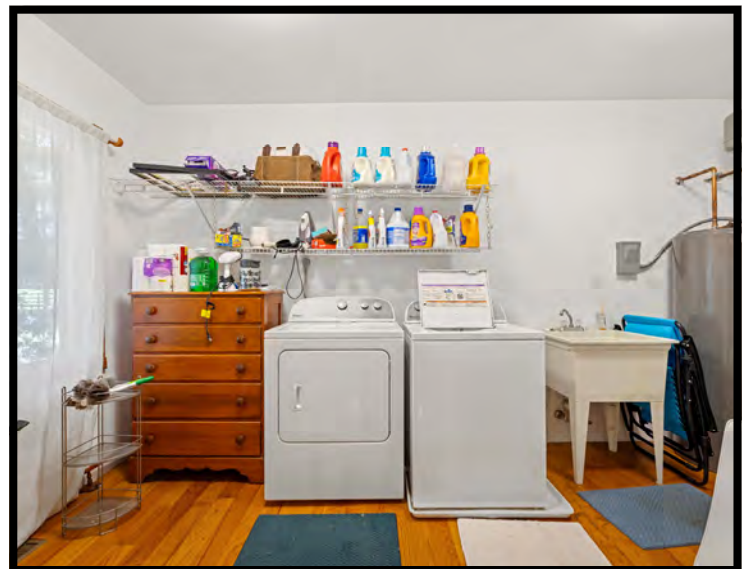
- The first barn, complete with 12 stalls, feed & tack rooms, a half bath, wash rack with hot water, washer & dryer, & loft
- A second, newer barn with 12 stalls, wash rack with hot water, loft, tack and feed rooms, & washer and dryer, and finished space with three full bathrooms
- A spectacular 240' x 125' Wordley Martin ring, irrigated, with excellent footing and overlooking an adjacent lake
- A six-horse Kraft covered hotwalker
- A designated trailer/truck parking area & loading ramp

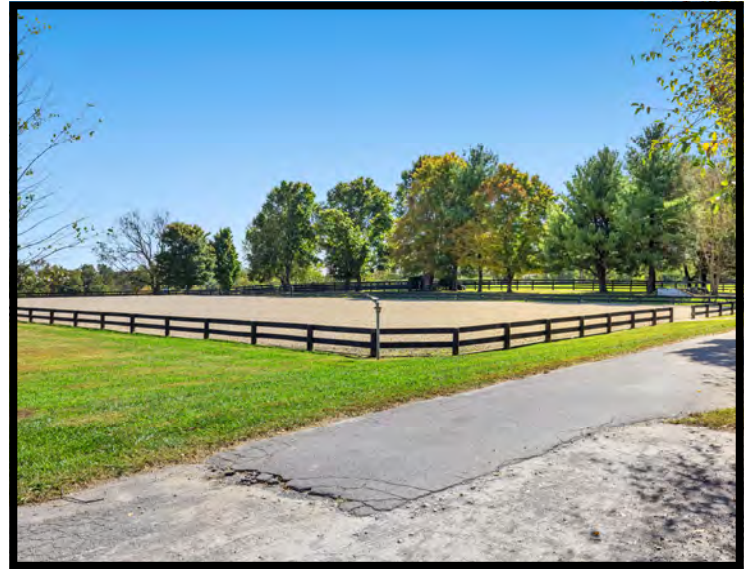


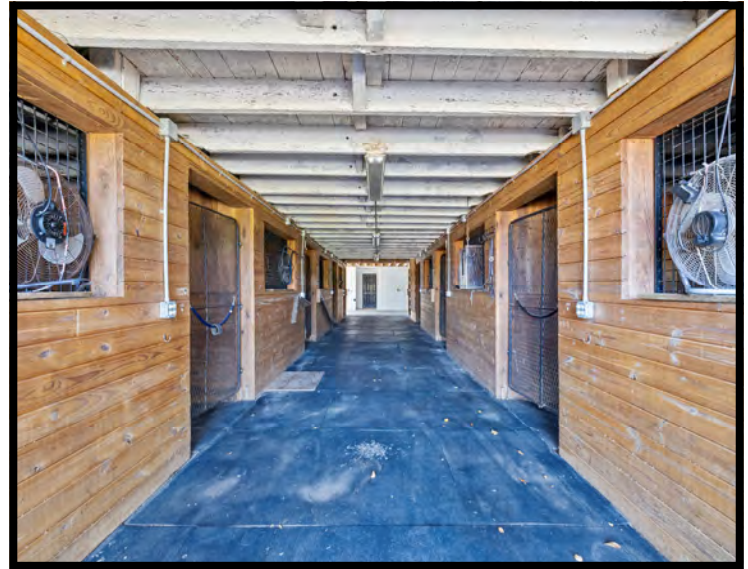
All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification is strongly advised. The listing broker or broker associates recommend interested parties, prior to closing, perform a complete property inspection (including but not limited to environmental assessments and percolation tests as may be necessary for BUYER'S intended use of the property) have the land surveyed by a licensed surveyor, the title searched and inspected by an attorney and any and all legal questions or concerns directed to legal counsel. The broker or broker associates will not advise on matters outside the scope of their real estate license.

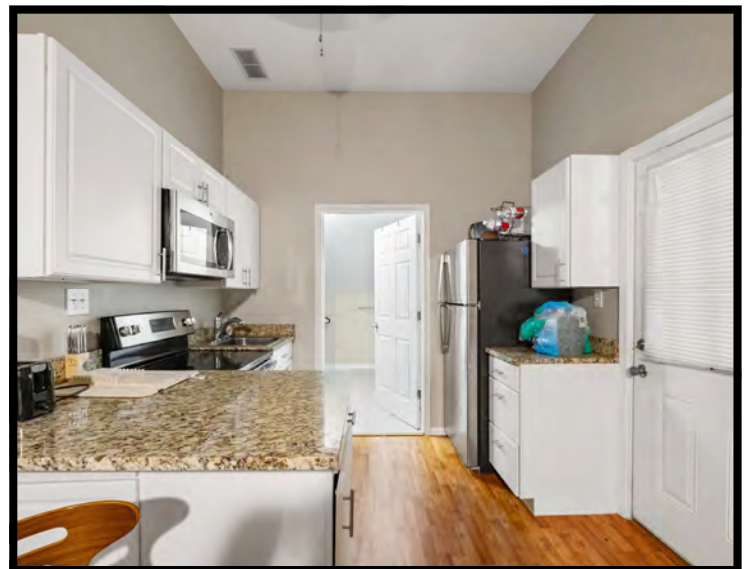
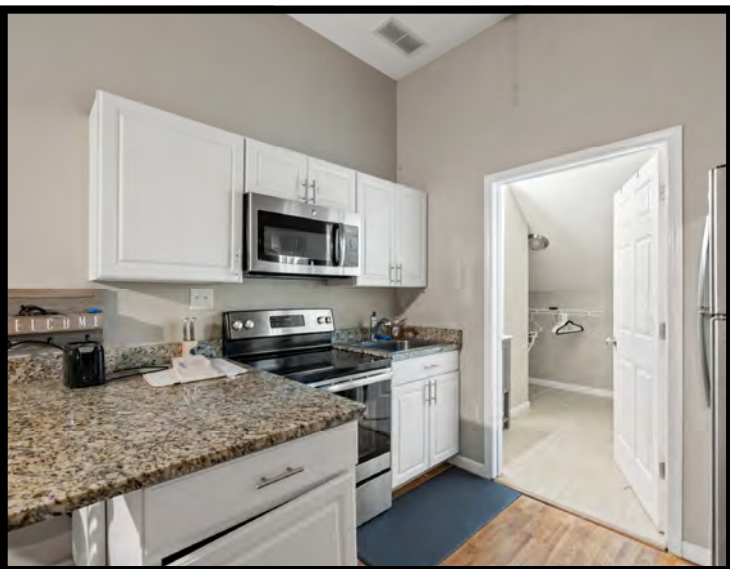












SKETCH ADDENDUM

Intended User

Property Address 4781 Mt Horeb Pike

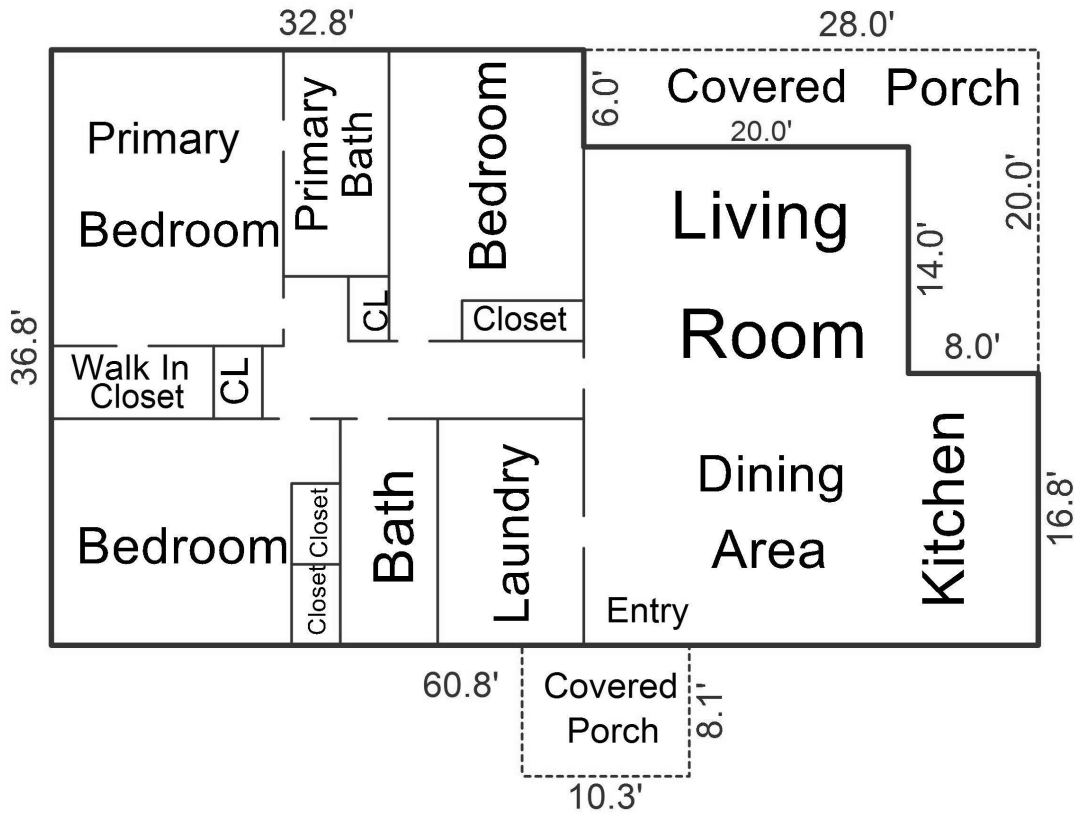
City Lexington

County Fayette

State KY

Zip Code 40511

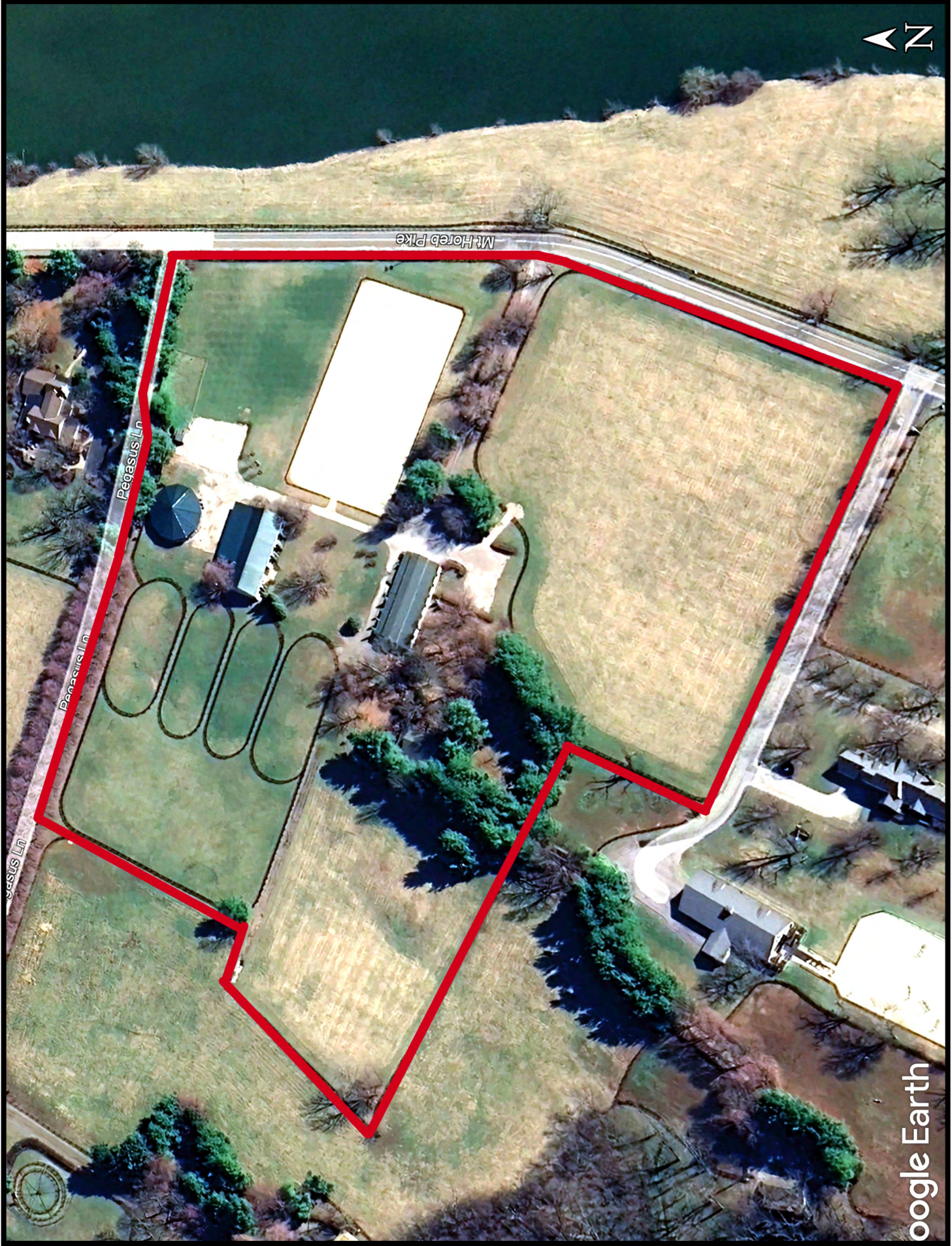
Client Zach Davis c/o Kirkpatrick & Co



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1957.4	195.2	1957.4	First Floor		52.8 x	30.8 =	1626.2
P/P	Porch	1.0	83.4	36.8				16.8 x	8.0 =	134.4
	Porch	1.0	280.0	96.0	363.4			32.8 x	6.0 =	196.8
Net LIVABLE						3 total items			(rounded)	1,957

4781 Mt. Horeb Pike, Lexington, Fayette County, KY—12.4 Acres±



Property boundaries are only approximations and do not represent actual property lines. This is for illustration purposes only.

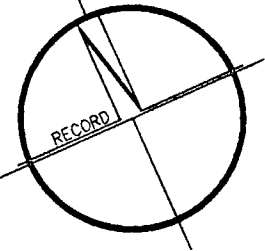
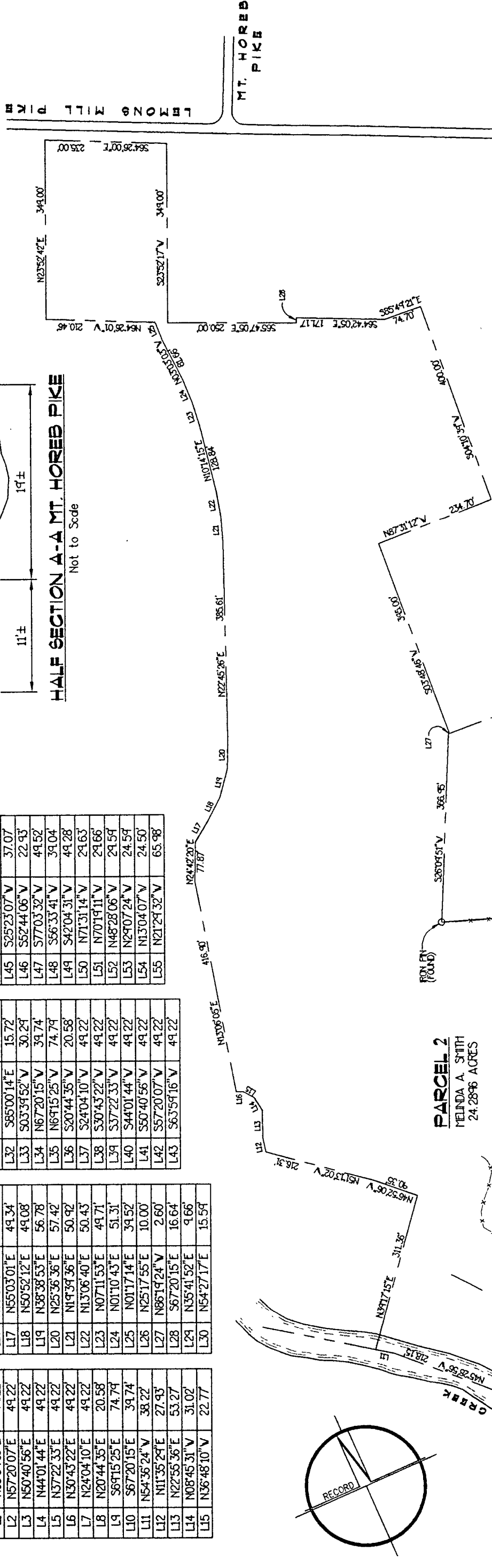
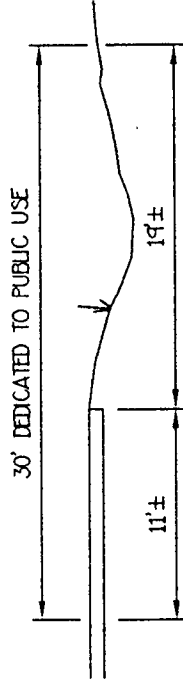
LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N53°54'16"E	49.22
L2	N57°20'07"E	49.22
L3	N50°40'56"E	49.22
L4	N44°01'44"E	49.22
L5	N37°22'33"E	49.22
L6	N30°43'22"E	49.22
L7	N24°04'10"E	49.22
L8	N20°44'35"E	20.58
L9	S67°15'25"E	74.74
L10	S67°20'15"E	34.74
L11	N54°35'24"E	38.22
L12	N17°35'24"E	27.43
L13	N22°55'36"E	53.27
L14	N08°45'31"E	31.02
L15	N36°48'10"E	22.77

LINE	DIRECTION	DISTANCE
L31	N76°48'22"E	15.44
L32	S65°03'01"E	49.34
L33	S65°03'01"E	49.34
L34	N38°38'53"E	56.78
L35	N25°36'36"E	50.92
L36	N19°39'36"E	49.71
L37	N17°11'53"E	49.71
L38	N10°10'43"E	51.31
L39	N01°17'14"E	34.52
L40	N25°17'55"E	10.00
L41	N68°14'24"E	2.60
L42	N57°20'07"E	49.22
L43	S63°59'16"E	49.22

HALF SECTION A-A MT. HOREB PIKE

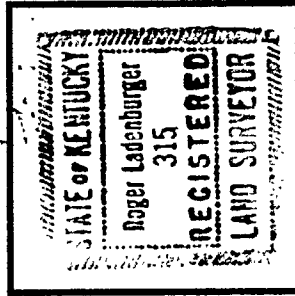
Not to Scale



LAND SURVEYOR'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING TRANSFERRED ARE TRUE AND ACCURATE.

Roger L. Lidenburger
ROGER L. LIDENBURGER, ELS # 315
212 NORTH UPPER STREET
LEXINGTON, KY



COMMISSION'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS OF THE KENTUCKY PLANNING COMMISSION, AND IS NOW ELIGIBLE FOR RECORDING.

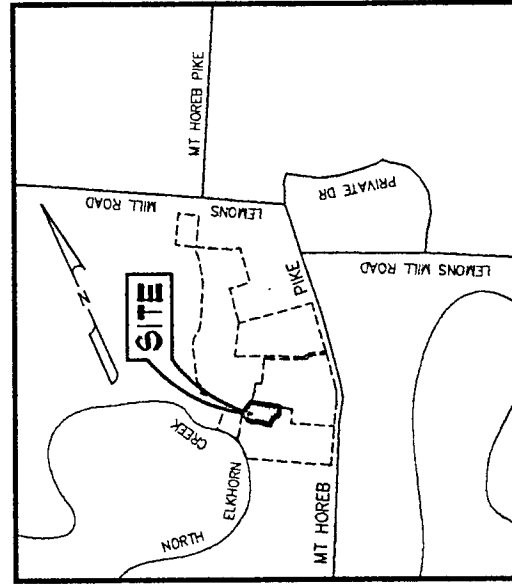
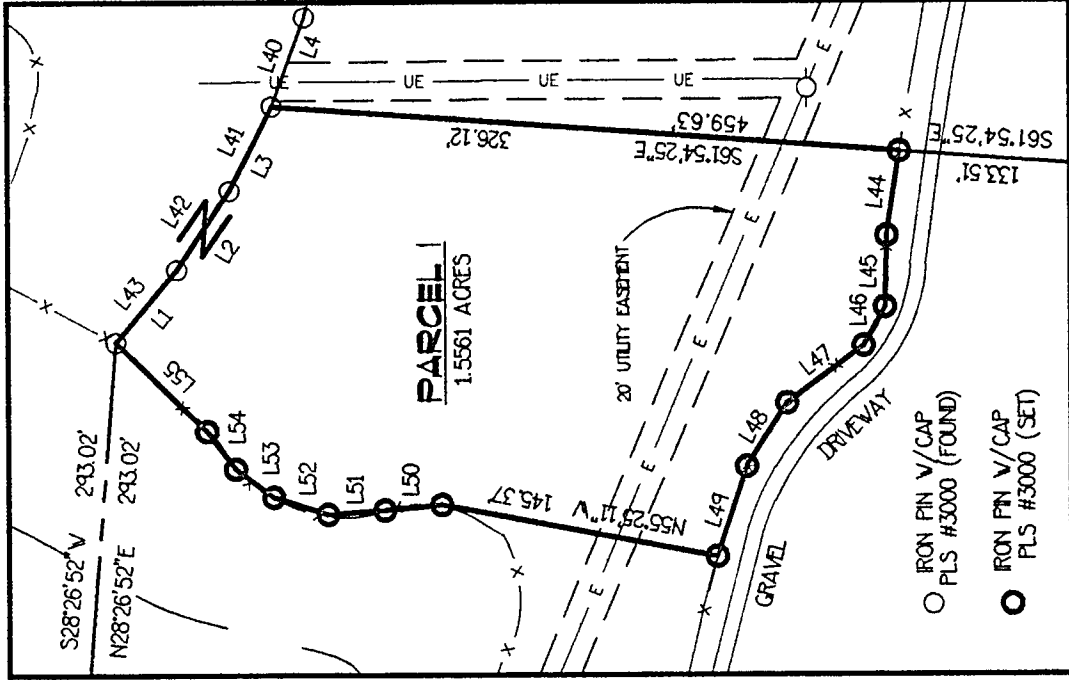
Roger L. Lidenburger
PLANNING COMMISSION SECRETARY
DATE: 9/4/96

GENERAL NOTES:

- THE SURVEY SHOWN HEREON WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE WITH RADIAL TIES TO CORNERS. THE UNADJUSTED MATHEMATICAL LINEAR ERROR OF CLOSURE OF THE TRAVERSE EXCEEDED THE MINIMUM REQUIREMENTS WHICH IS THIRD ORDER ACCURACY (1:5000). THE TRAVERSE WAS UNADJUSTED AND THE METHOD WAS ROTATED TO MATCH THE RECORD BEARINGS OF THE SUBJECT PROPERTY.
- PARCEL 1 SHALL BE SOLD OR TRANSFERRED ONLY TO PARCEL 2 FOR CONSOLIDATION PURPOSES.
- REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM # 20067 0050 C) SHOWS A PORTION OF THIS PROPERTY IS IN THE 100-YR FLOOD PLAIN.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, SETBACKS, ETC. IN EXISTENCE AND/OR OF RECORD IN THE FAYETTE COUNTY, KENTUCKY CLERK'S OFFICE.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL A SEPTIC SYSTEM HAS BEEN APPROVED BY THE BOARD OF HEALTH.
- AREAS NOTED ON TRACTS 1 AND 2 ARE GROSS AREAS COMPUTED TO THE CENTER LINE OF MT. HOREB PIKE.

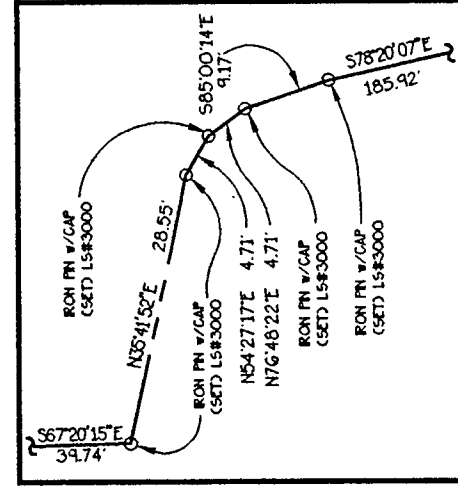
DETAIL "A"

Scale: 1" = 100'



VICINITY MAP

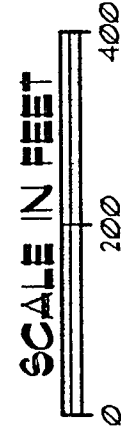
Not to Scale



DETAIL "B"

Not to Scale

ORDERED TO RECORD
PAID \$ 26.50 REC. TAX
AT 3:41 PM
44th DAY OF SEP 1996
RECORD N. BLETCHES
FAYETTE COUNTY CLERK
By Doug Bradley, D.C.



199609040217

96-265C

WHEAT & LADENBURGER
212 NORTH UPPER STREET, LEXINGTON, KENTUCKY

At:
MT. HOREB PIKE

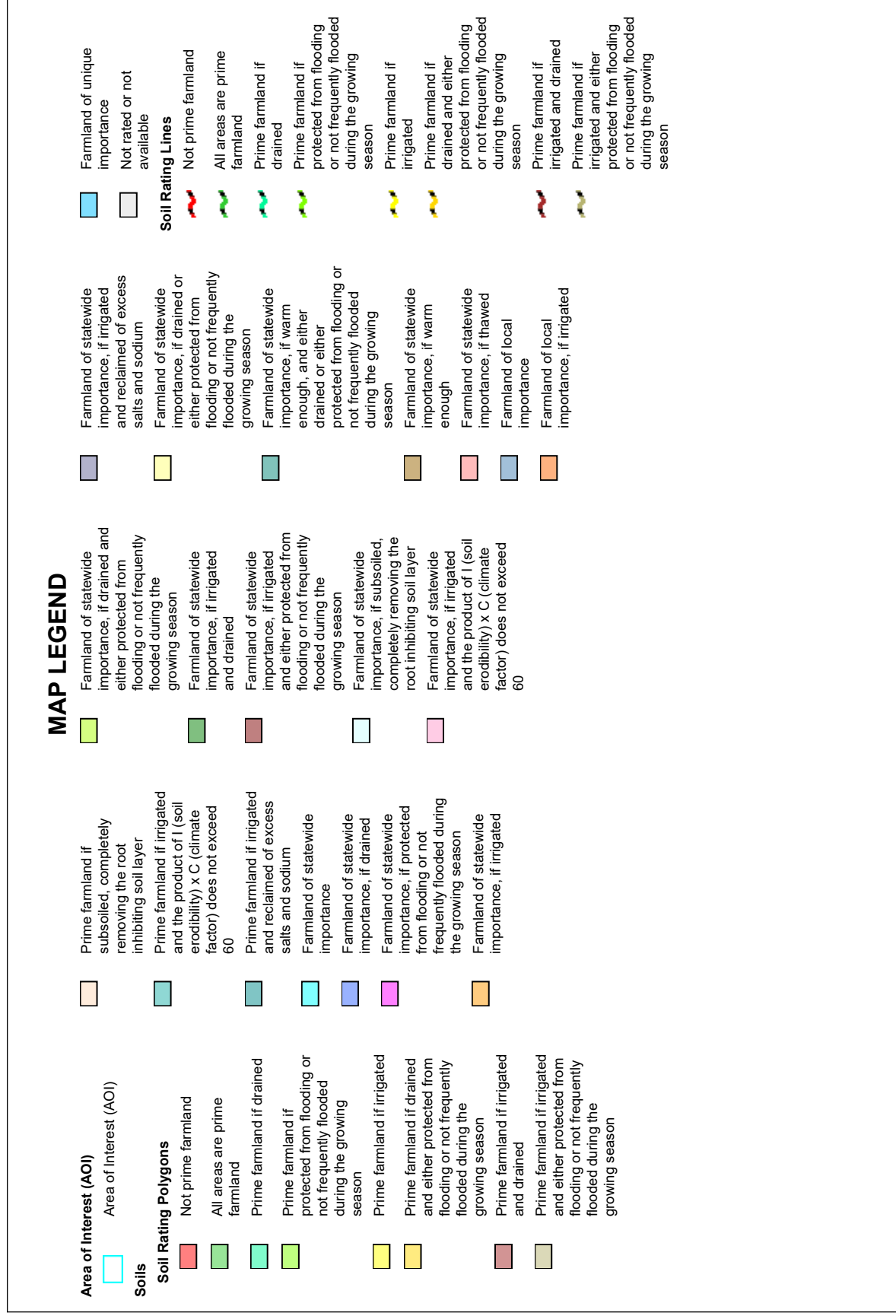
Lexington, Fayette Co., Kentucky

Prepared by:

CONSOLIDATION MINOR RECORD PLAT
of
CARDINAL FARMS

AUGUST 29, 1996





Farmland Classification—Fayette County Area, Part of Fayette County, Kentucky

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Soil Rating Points  Not prime farmland  All areas are prime farmland  Prime farmland if drained  Prime farmland if protected from flooding or not frequently flooded during the growing season  Prime farmland if irrigated  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season  Prime farmland if irrigated and drained  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season				Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season						Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough				Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed				Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated				Farmland of local importance		Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
					Farmland of local importance, if irrigated		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		

Farmland Classification—Fayette County Area, Part of Fayette County, Kentucky

The legend is organized into several sections:

- Soil Types:** A grid of colored squares corresponding to soil types, each with a description of its characteristics (e.g., "Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season").
- Water Features:** Includes "Streams and Canals" represented by a blue line and "Rails" represented by a black line with cross-ticks.
- Transportation:** Includes "Interstate Highways" (red line), "US Routes" (orange line), "Major Roads" (yellow line), and "Local Roads" (grey line).
- Background:** Includes "Aerial Photography" represented by a green square.
- Farmland Importance:** A section with colored squares indicating different levels of farmland importance (e.g., "Farmland of statewide importance, if warm enough", "Farmland of local importance").

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	All areas are prime farmland	3.5	28.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	6.0	49.1%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	2.7	22.2%
Totals for Area of Interest			12.3	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower