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**KIRKPATRICK & COMPANY**

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*Is Pleased to Announce  
The Exclusive Offering of*

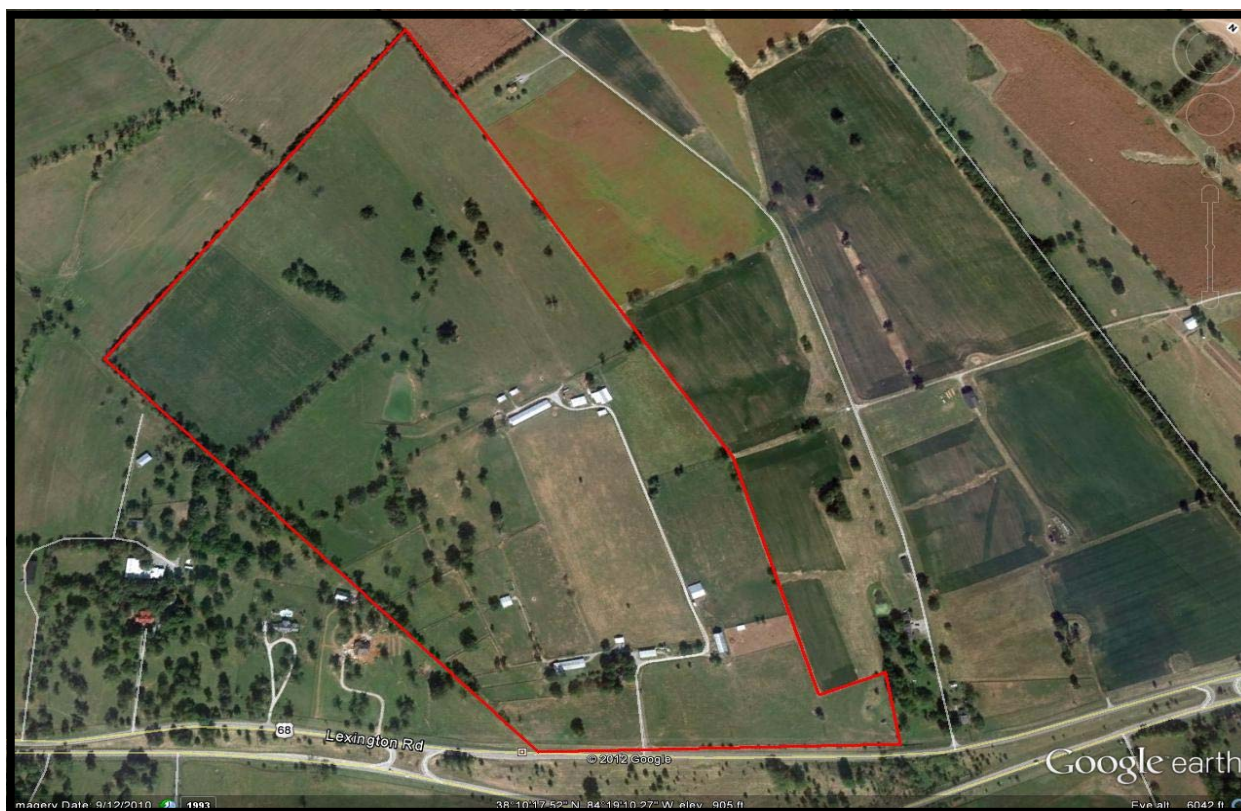
**Bradyleigh Farm  
(157.73 ± Acres)  
4750 Lexington Road / Paris Pike  
Bourbon County, Kentucky**



***Offered at \$1,892,760 (\$12,000/acre)***

**Zach Davis, Broker  
(+1) 859.576.8195**

535 West Second Street, Lexington, Kentucky 40508  
[www.KirkFarms.com](http://www.KirkFarms.com)



Overlooking all that is the historic Paris Pike corridor, Bradleigh Farm neighbors such world-class horse operations as Gainesway, Hagyard Farms, Hurricane Hills, Millennium Farms, Monticule Farm, Normandy Farm, Rosemont Farm and Walmac Stud, to name only a few. Bradleigh Farm is located on Paris Pike between Lexington & Paris, which is, quite literally, a region of *Who's Who* of prominent Thoroughbred nurseries.

Visitors to the farm will find it improved with a lovely, Victorian-style farm house (circa 1900, with four bedrooms, one-and-a-half bathrooms and appx. 3,000± square feet,) appx. 840± sq. ft. office, three horse barns featuring a combined 52 stalls, two tobacco barns & various equipment/hay sheds. Some of the oldest trees in Bourbon County stand on the rear of the farm, along with fields and paddocks full of the finest Bluegrass forage currently available.



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## Main Residence



*The* residence on the property is an appx. 100± year old Victorian-style farmhouse. The home is comprised of four bedrooms, one-and-a-half bathrooms and various living areas. It is set atop a knoll fronting along the road, which happens to be Central Kentucky's premier byway, the Paris Pike.

The home is surrounded by numerous large trees, shading it and the encircling lawn areas. Located behind the home is a separate office-house, as well as an equipment/hay shed and shop building.







*Rear of Farmhouse*



*Victorian-style Farmhouse*



*Farm Office*



*Tobacco Barn from the Entrance*



## The Land



### ***Rear Fields***

Measuring an appx. 157.73 acres, the farm is composed of prime Kentucky soils, 74.4% being Bluegrass Maury silt loam.



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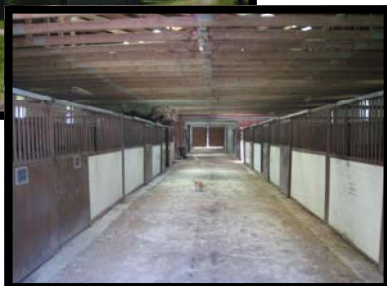
## The Barns



*Barn 1*



*Barn 2*



*Barn 3*



| Building Description/<br>Location | Aisleway Width | Number of Stalls | Stall Size |
|-----------------------------------|----------------|------------------|------------|
| <b>BARNs</b>                      |                |                  |            |
| 1                                 | 16'            | 30               | 12' x 12'  |
| 2                                 | 13'            | 16               | 12' x 12'  |
| 3                                 | 13'            | 6                | 14' x 10'  |
| <b>TOTAL:</b>                     |                | <b>52 stalls</b> |            |



# BRADYLEIGH FARM



- 157.73 ± acres
- Tax Rate—Bourbon County: 0.95%
- Main Residence w/four bedrooms, 1.5 baths, 3,000 ± sq. ft.
  - Farm Office
  - Three barns with a combined 52 stalls
  - Two tobacco barns, equip. shed and hay storage
  - Frontage on the world-renowned Paris Pike

***Offered at \$1,862,760 USD (\$12,000/acre)***

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**Zach Davis, Principal Broker**  
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*Central Kentucky's Most Respected Source of Farm Brokerage*

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