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**KIRKPATRICK & COMPANY**

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*Is Pleased to Announce  
The Exclusive Offering of*

**Fayette Farm  
(216.15 ± Acres)  
3604 Georgetown Road  
Fayette County, Kentucky**



*Offered at \$2,865,000*

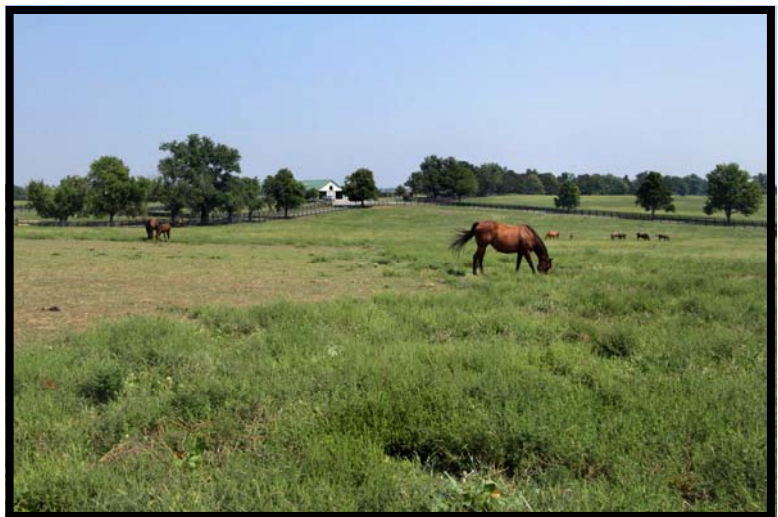
**Zach Davis, Broker  
859.576.8195**

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



Superbly located less than 1.5 miles from the world-renowned Kentucky Horse Park, and only .8 miles to Lexington's Legacy Trail, Fayette Farm neighbors such world-class horse operations as Castleton Lyons, Cobra Farm, Hurricane Hall, Spy Coast Farm and Walnut Hall to name only a few. It is also within 3 miles of three major equine hospitals, which is of vital importance to any equine owner. Fayette Farm is located off Georgetown Road between Kearney Road & Iron Works Pike, which is, quite literally, a region of *Who's Who* of prominent Thoroughbred nurseries.

Visitors to the farm will find it improved with a large, historic main residence (circa 1930, with four bedrooms, two-and-a-half bathrooms, five fireplaces and appx. 3,830+/- square feet,) a guesthouse/mother-in-law quarters, four horse barns featuring a combined 61 stalls, a roundpen & showing area, two run-in sheds and over 41,000 linear feet of four-plank fencing.



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## Main Residence



*The* main residence of the farm, built circa 1930, is of a stately, stone construction. Four first floor windows are divided evenly by the front entrance, which is topped with a lovely fanlight window. The second-story dormers arise from the façade, giving the gabled-roof an added dimension. There are two wings affixed at either end of the home, further offering a sense of balance and visual appeal. Renovated over the past few years, the home has been brought into the 21st century while maintaining its extraordinary & unique charm.

The main residence maintains four bedrooms, two-and-a-half bathrooms, formal living & dining rooms, front parlor, five fireplaces and a magnificent, original staircase.

**NB:** The home's heating system has been recently replaced and the home has been repainted.



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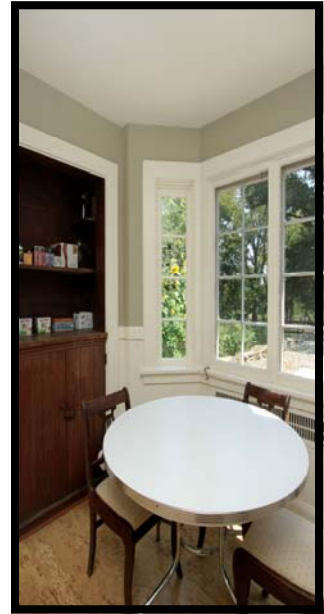


**Entry Foyer (Above and Below Left)**

A lovely foyer greets those entering the front double doors with a visually stunning, original staircase; the hall is situated between the living room and formal dining room.

**Formal Living Room (Below Right)**

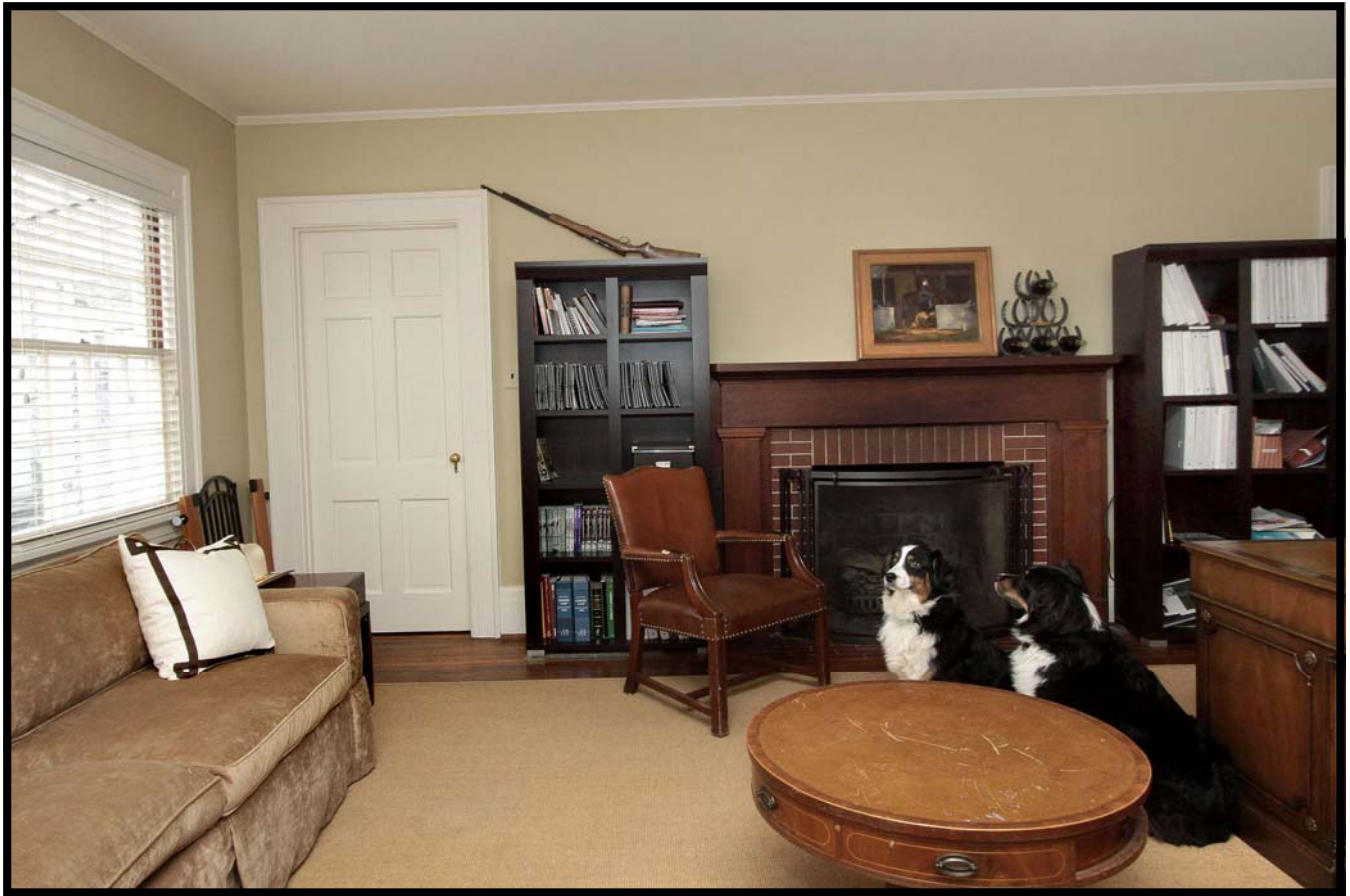




A gracious **rear loggia**, above left, allows for natural sunlight and sweeping views of the paddocks and garden. A breakfast nook, above right, adjoins the loggia.

The home's **kitchen**, middle above, has been preserved with respect to the original tile backsplash, cabinetry and large apron-style sink.

The **woodworking** throughout the home, as seen in the fireplaces and built-in cabinetry, is of fine craftsmanship and detail.



## Bedrooms

The home's four bedrooms are all generously sized and boast large amounts of natural light.



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**The Guest House, Rear Patio, Et Cetera**

Just off the rear of the main residence is a guest house/ mother-in-law quarters, right, while a rock patio, below, and gardens overlook the shedrow barn and back paddocks.

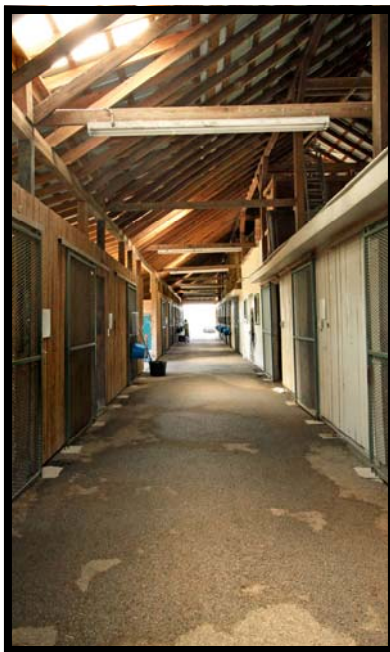


Fayette Farm, which is enrolled in the LFUCG Purchase of Development Rights Program, shares borders with historic Spindletop Hall, the Legacy Trail as well as agricultural property owned by the University of Kentucky.

The farm is a mere .8 mile to the Legacy Trail, which means one could easily bike or jog to Downtown Lexington & back.



## The Shedrow Barn



The Shedrow Barn, above, maintains 12 stalls encircled by the shedrow (measuring appx. 11'9" x 11'10") and 14 additional stalls located across from the shedrow (measuring appx. 11'10" x 11'06") for a total of 26 stalls. This barn also has a loft area and tack room with heat & hot water.

### *Barn Information*

Building Description	Aisleway Width	No. of Stalls	Stall Size	Additional Features
<b>BARNs</b>				
Shedrow Barn	11'6"	26	11'10" x 11'06"	Tack/feed room with hot water
Barn 2	18'11"	16	13'08" x 12'04"	Hay chutes, loft and exterior stall screens
Barn 3	19'02"	13	13' x 12'02"	Loft and office/tack room
Quarantine Barn	7'	6	12'08" x 12'01"	Heated tack room and wash rack
<b>TOTAL:</b>		<b>61 stalls</b>		



## Barns 2 & 3 and Quarantine Barn



*Barn 2*



*Barn 3*



Both Barns 2 & 3 are converted-tobacco style barns with wood siding and metal roofs. They too have been updated over the past few years. **Barn 2** maintains sixteen foaling style stalls (13'8" x 12'4") and an 18'11" wide paved aisle way. **Barn 3** has thirteen stalls (13 x 12'2"), an office/tack room and a 19'2" wide paved aisle way.

**The Quarantine Barn**, right, has six stalls (four enclosed, two exposed) which measure an appx. 12'8" x 12'1", a heated tack room and wash rack. The paved aisle way is 7'.



*Quarantine Barn*

## Additional Features



*The farm maintains two run-in sheds, a showing area, loading chutes and appx. 20 automatic waterers. Of Fayette Farm's attributes, however, the soil proves its most valuable asset. Per the USDA Soil Survey, the land is made up primarily of Bluegrass-Maury silt loam and Lowell silt loam (both rated as PRIME FARMLAND by the USDA.) These superior soils, combined with an outstanding location, a stately main residence and facilities built by horsemen, for horsemen make Fayette Farm one of the most desirable farms on the market today.*

***NB:** Fayette Farm is only .8 miles to the Legacy Trail, 1.5 miles from the Kentucky Horse Park, 2.15 miles from I75/I64 and 3.94 miles from Lexington's New Circle Road.*



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# FAYETTE FARM



- 216.15 ± Acres
- Tax Rate—Fayette County, 0.9456%
- Main Residence w/four bedrooms, 2.5 baths, 3,830 ± sq. ft.
- Four barns with a combined 61 stalls, including a quarantine barn
- Guest quarters, two run-in sheds, round-pen and showing area
  - Within 3 miles of three major equine hospitals
  - Twelve paddocks & nine fields
- 41,750 feet of four-plank fencing, twenty automatic waterers

*Offered at \$2,865,000 USD*

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

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