



4781 Mt. Horeb Pike
12.4± Acres | Fayette County
\$2,500,000

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:

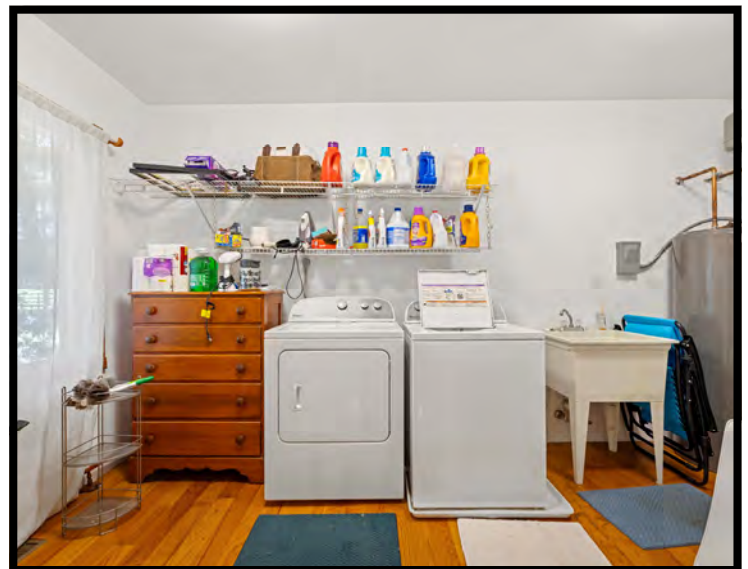
- The first barn, complete with 12 stalls, feed & tack rooms, a half bath, wash rack with hot water, washer & dryer, & loft
- A second, newer barn with 12 stalls, wash rack with hot water, loft, tack and feed rooms, & washer and dryer, and finished space with three full bathrooms
- A spectacular 240' 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



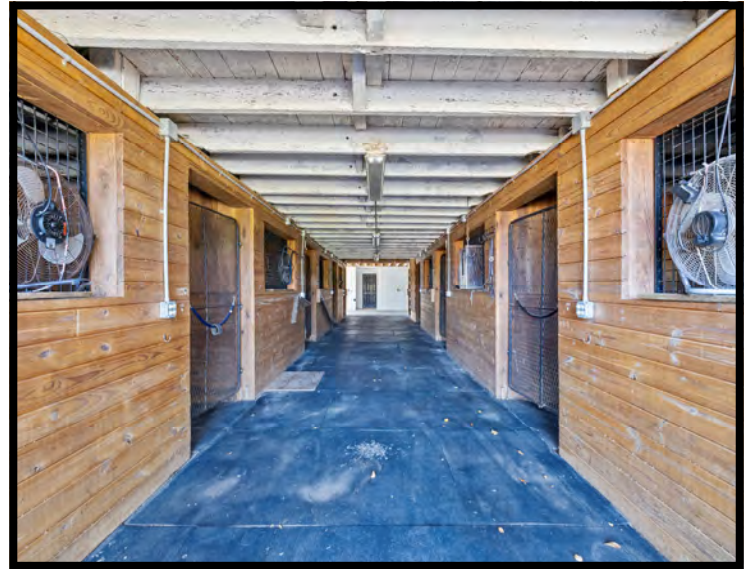
All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification 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.

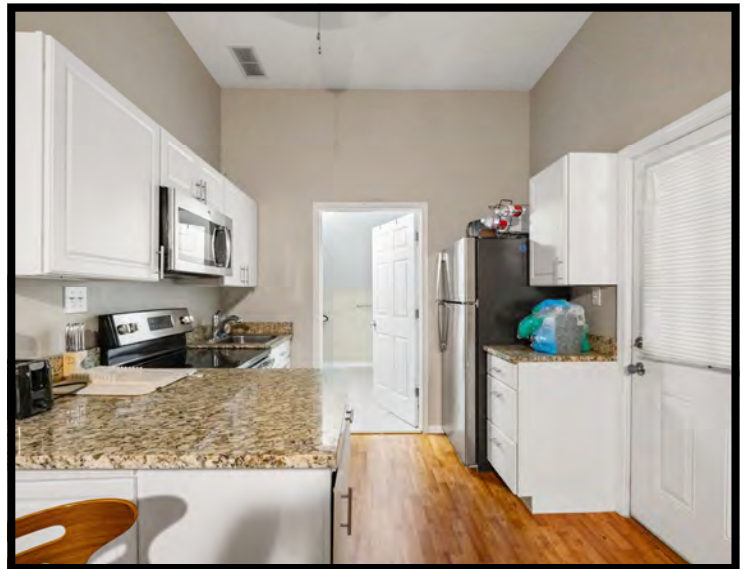






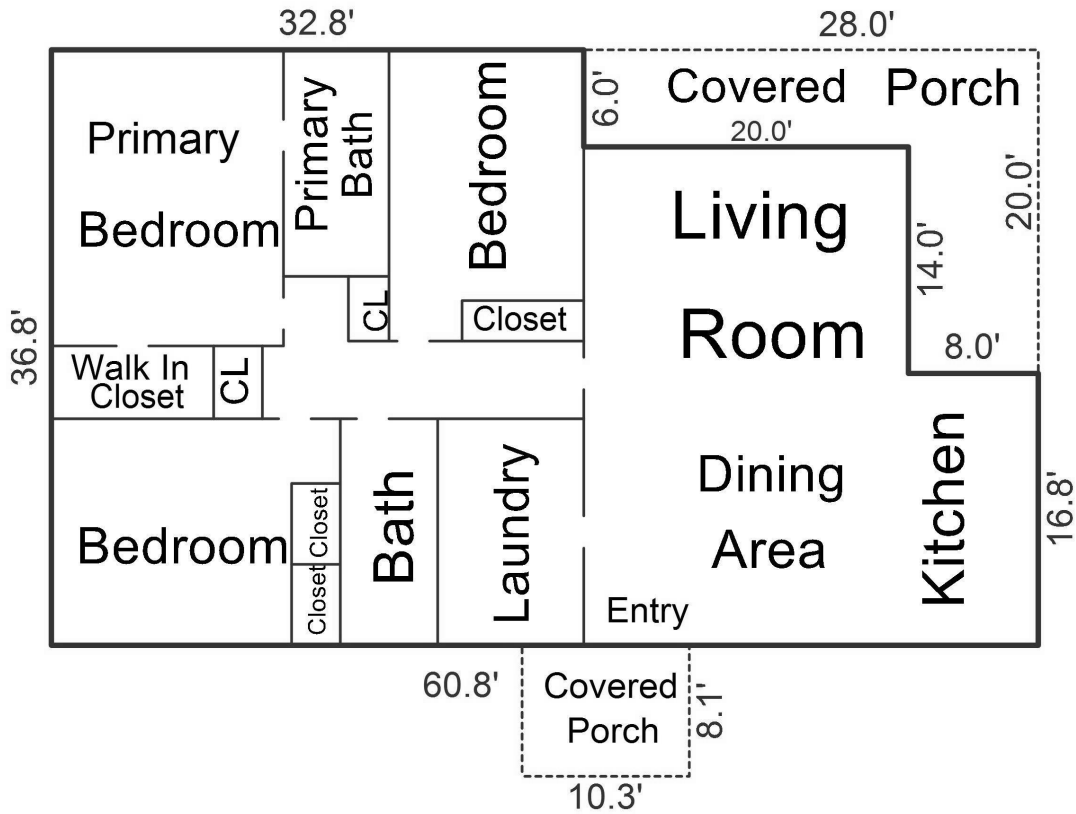






SKETCH ADDENDUM

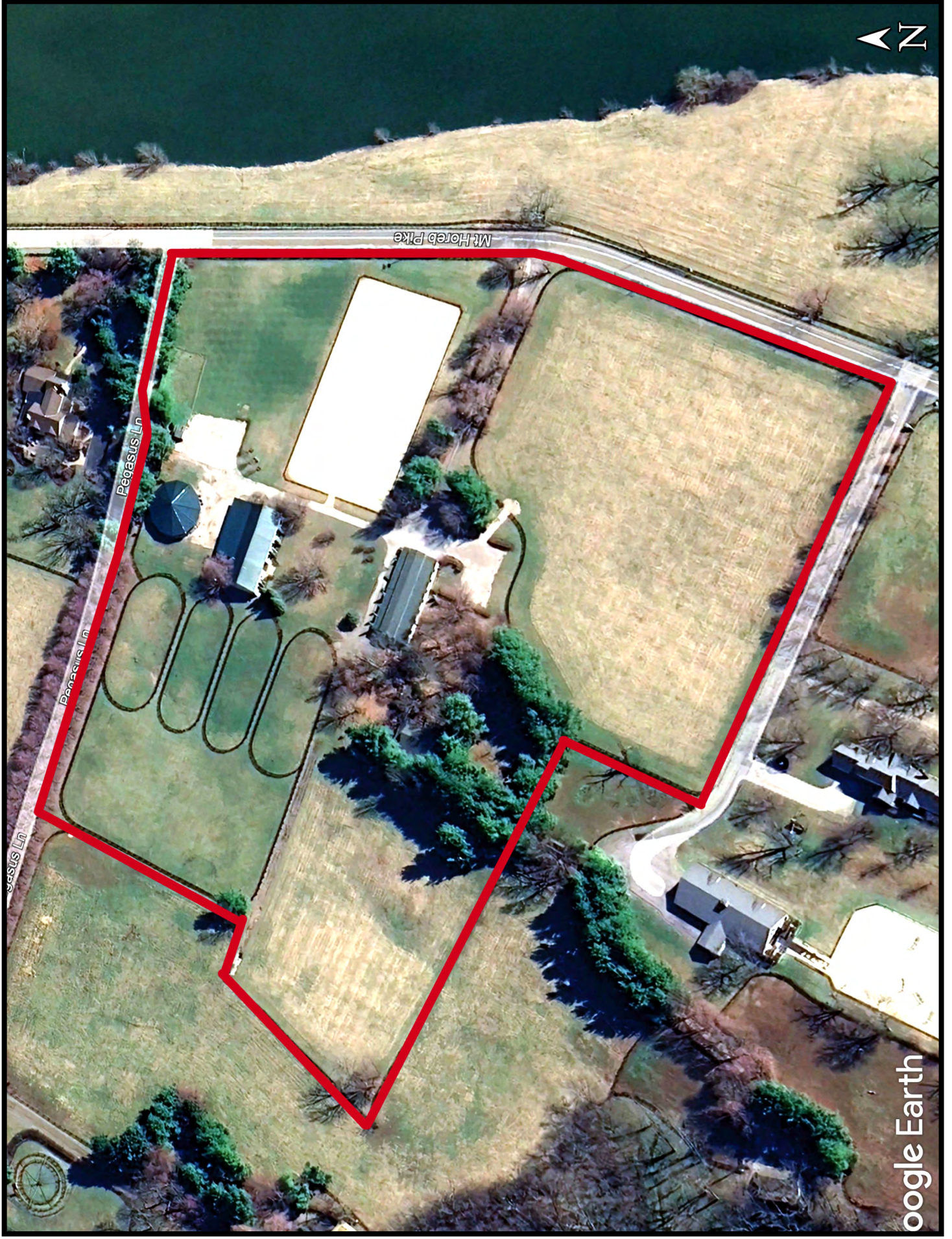
Intended User			
Property Address 4781 Mt Horeb Pike			
City Lexington	County Fayette	State KY	Zip Code 40511
Client Zach Davis c/o Kirkpatrick & Co			



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 x	=	1626.2
P/P	Porch	1.0	83.4	36.8			16.8 x	8.0 x	=	134.4
	Porch	1.0	280.0	96.0	363.4		32.8 x	6.0 x	=	196.8
	Net LIVABLE		(rounded)		1,957	3 total items			(rounded)	1,957

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

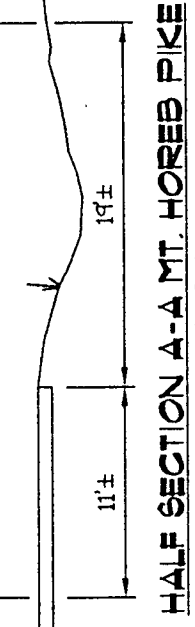


Property boundaries are only approximations and do not represent actual property lines. This is for illustration purposes only.

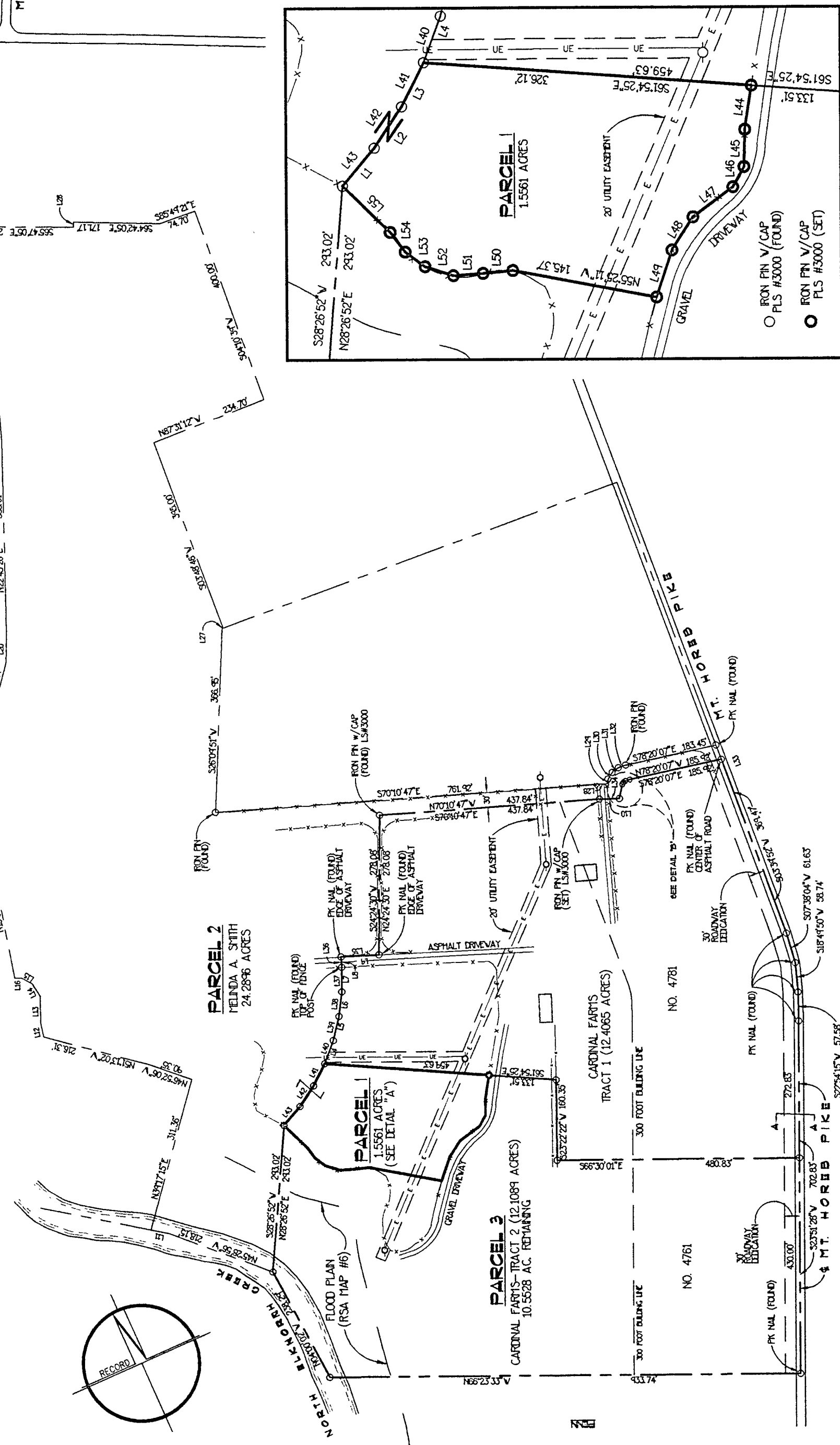
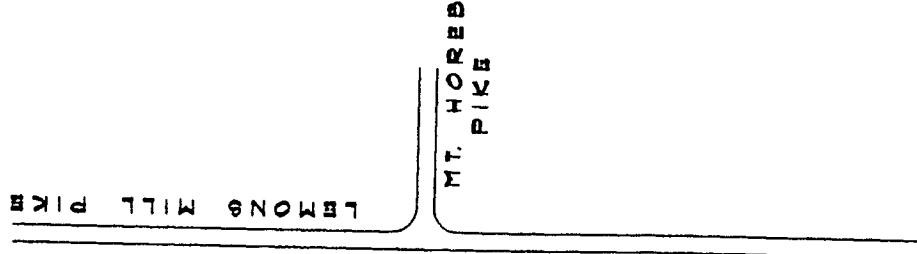
LINE TABLE

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N53°54'16"E	49.22	L16	N65°57'34"V	13.95
L2	N57°20'07"E	49.22	L17	N50°03'01"E	49.34
L3	N50°40'56"E	49.22	L18	N50°52'32"E	44.08
L4	N44°01'44"E	49.22	L19	N38°38'53"E	56.78
L5	N37°22'33"E	49.22	L20	N25°17'55"E	10.00
L6	N30°43'22"E	49.22	L21	N19°39'36"E	49.71
L7	N24°04'10"E	49.22	L22	N13°06'40"E	50.43
L8	N20°44'35"E	20.58	L23	N07°11'53"E	49.71
L9	S67°15'25"E	74.74	L24	N01°10'43"E	51.31
L10	S67°20'15"E	34.74	L25	N01°17'14"E	34.52
L11	N54°35'24"V	38.22	L26	N65°14'24"V	2.60
L12	N11°35'29"E	27.43	L27	N65°14'24"V	2.60
L13	N22°55'35"E	53.27	L28	S67°20'15"E	16.64
L14	N08°45'31"V	31.02	L29	N35°41'52"E	9.66
L15	N36°48'10"V	22.77	L30	N54°27'17"E	15.59

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L44	S32°31'40"V	44.43	L52	N48°28'06"V	24.59
L45	S25°23'07"V	37.07	L53	N49°07'24"V	24.50
L46	S52°44'05"V	22.93	L54	N13°04'07"V	24.50
L47	S77°03'32"V	44.52	L55	N21°24'32"V	65.98
L48	S56°33'41"V	34.04			
L49	S42°04'31"V	44.28			
L50	N71°31'14"V	24.63			
L51	N70°19'11"V	24.66			
L52	N48°28'06"V	24.59			
L53	N49°07'24"V	24.50			
L54	N13°04'07"V	24.50			
L55	N21°24'32"V	65.98			



30' DEDICATED TO PUBLIC USE



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 Ladenburger
REGISTERED LAND SURVEYOR
212 NORTH UPPER STREET
LEXINGTON, KY

DATE: 9/4/96

COMMISSION'S CERTIFICATION:
I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS OF THE URBAN COUNTY PLANNING COMMISSION, AND IS NOW ELIGIBLE FOR RECORDING.

Roger Ladenburger
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 HEREON 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 (F.I.R.M. # 210067 0050 C) SHOWS A PORTION OF THIS PROPERTY IS IN THE 1000R 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.

OWNER'S CERTIFICATION:

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER (OWNERS) OF RECORD OF TRACT 2 (PARCEL 1 & 3) PLATTED HEREON, SAID PROPERTY BEING RECORDED IN DEED BOOK 1758, PAGE 541 IN THE FAYETTE COUNTY CLERK'S OFFICE. AND DO HEREBY ADAPT THIS AS MY (OUR) RECORD PLAT FOR THIS PROPERTY.

Morgan G. Nicks, by Roger Ladenburger
DATE: 9-3-96

Morgan G. Nicks
OWNER ADDRESS: 1017 N. ADELTAVALE DR., HOLLYWOOD, FL 33019

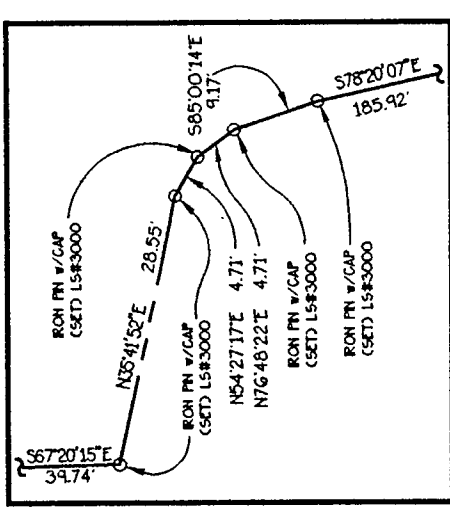
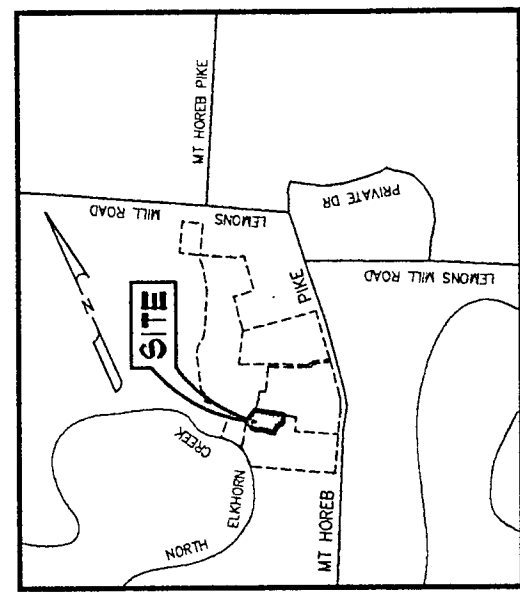
Roger Ladenburger
DATE: 9/3/96

Morgan G. Nicks
WITNESS ADDRESS: 212 NORTH UPPER STREET, LEXINGTON, KY

ORDERED TO RECORD
PAID \$ 25.00 REC. TAX
AT 3:41 PM
14th DAY OF SEP 1996
REGINALD H. BLEVINS
FAYETTE COUNTY CLERK
By *Doug Bradley* D.C.



96-265 C



ORDERED TO RECORD
PAID \$ 25.00 REC. TAX
AT 3:41 PM
14th DAY OF SEP 1996
REGINALD H. BLEVINS
FAYETTE COUNTY CLERK
By *Doug Bradley* D.C.

CONSOLIDATION MINOR RECORD PLAT
of
CARDINAL FARMS

At:
MT. HOREB PIKE
Lexington, Fayette Co., Kentucky
Prepared by:

WHEAT & LADENBURGER
212 NORTH UPPER STREET, LEXINGTON, KENTUCKY

SCALE: 1" = 200'

AUGUST 29, 1996

199609040217

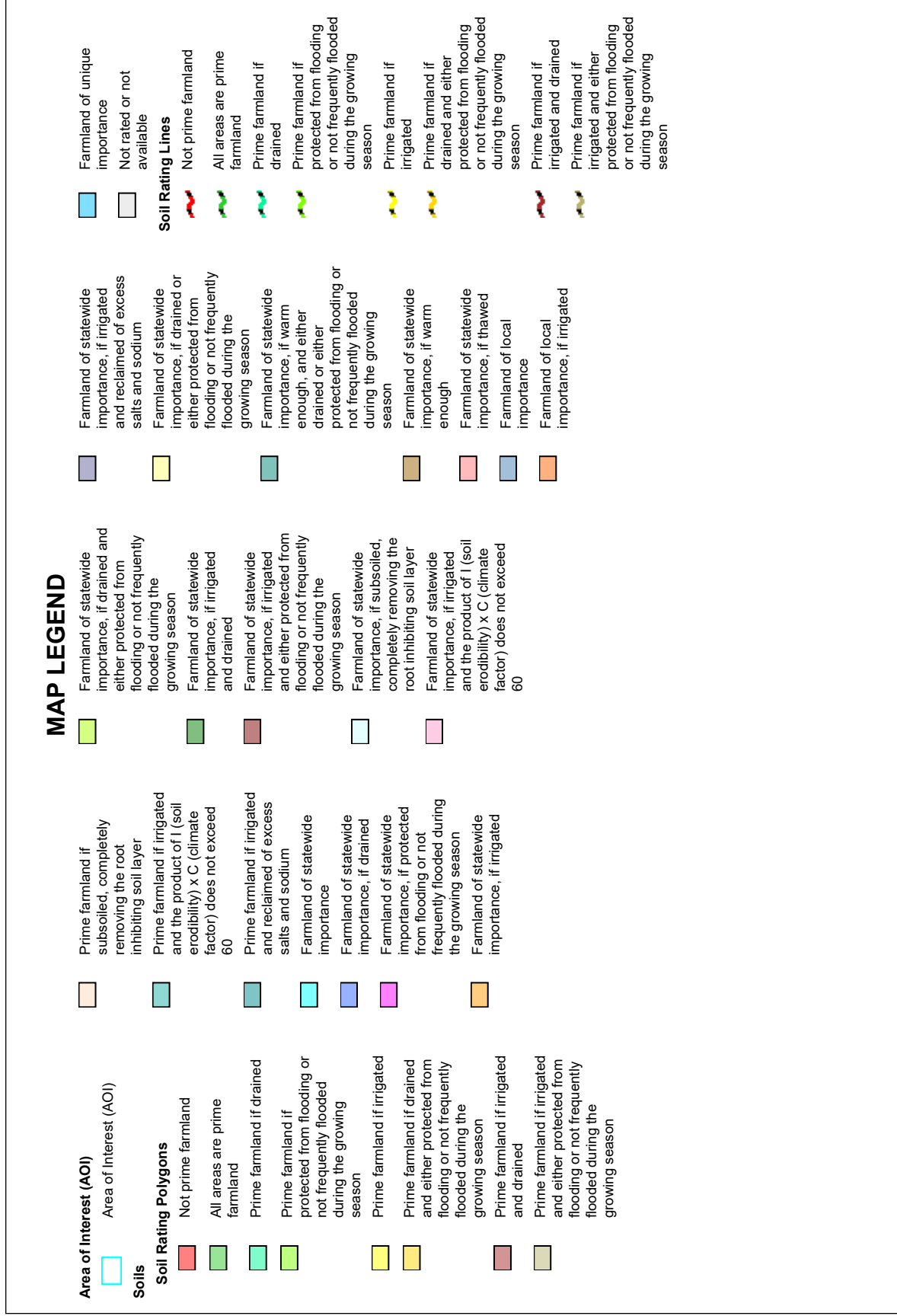
Farmland Classification—Fayette County Area, Part of Fayette County, Kentucky

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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey



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

	Prime farmland if subsolled, 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 irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	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 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	Not rated or not available	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	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 warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if drained	Not prime farmland	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		Farmland of statewide importance, if warm enough		Prime farmland if protected from flooding or not frequently flooded during the growing season	All areas are prime farmland	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 protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if thawed		Prime farmland if irrigated	Prime farmland if prime farmland	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		Farmland of local importance		Prime farmland if irrigated and drained	Prime farmland if irrigated and drained	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 local 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	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

Soil Rating Points

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

	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	<p>The soil surveys that comprise your AOI were mapped at 1:15,800.</p> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Fayette County Area, Part of Fayette County, Kentucky Survey Area Data: Version 21, Aug 30, 2024</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Jun 27, 2019—Sep 22, 2019</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>
	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		Water Features Streams and Canals	
	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		Transportation Rails	
	Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Interstate Highways	
	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		US Routes	
			Farmland of local importance		Major Roads	
			Farmland of local importance, if irrigated		Local Roads	
					Background Aerial Photography	

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