

FOR SALE

*3170 Military Pike
Lexington, Kentucky*

KENTUCKY.....THE HORSE CAPITAL OF THE WORLD!



Blue Gate Farm is one of the finest agricultural farms in Central Kentucky. 259 +/- acres of gently rolling bluegrass with excellent soils, just outside Lexington on Military Pike. The farm is adjacent to Godolphin at Jonabell, Shadwell's Nashwan division and just a mile from US 68 Harrodsburg Road. The property features a circa 1894 beautiful Victorian 5 Bedroom, 3 bath Main Residence with hardwood floors, 10 ft ceilings, and large screened back porch. Other amenities include a charming period guest cottage, spectacular trees and mature landscaping, an in-ground pool, a 10 stall horse barn, 3 stately tobacco barns, several other useful outbuildings, and historic stone wall fencing. This property has been conserved for agricultural use and is part of the Fayette County PDR program.

Listing Price: \$3,110,000



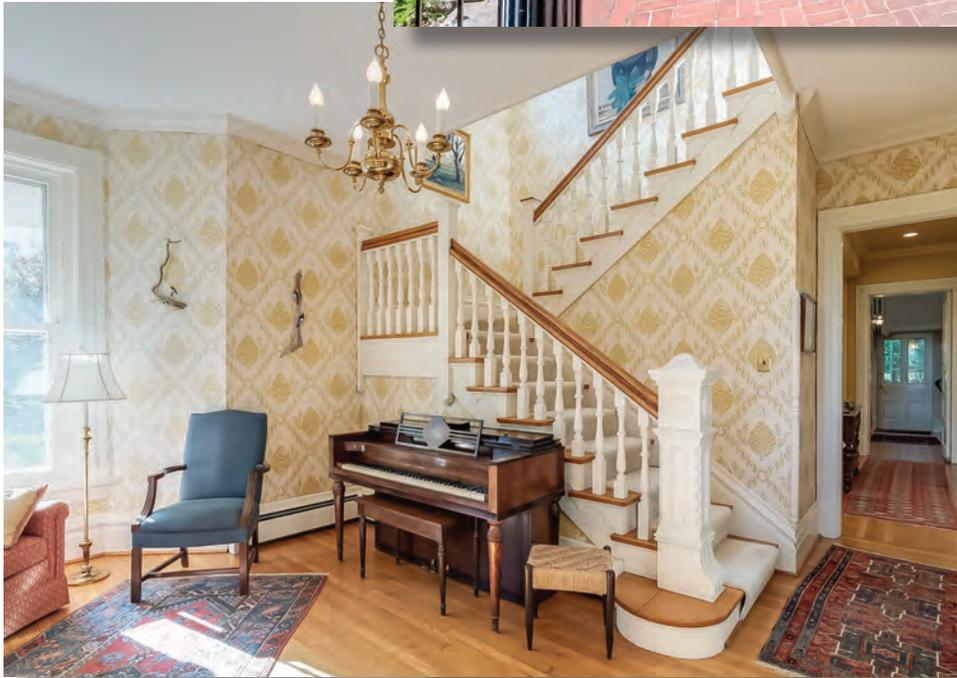
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Cir. 1894 Victorian main residence with elegant columns on the bricked front porch



Dramatic entry foyer and staircase. 10' ceilings

Dining room with built-in cabinetry and lovely farm views





Formal living room with custom leaded glass window design, fireplace and crown molding

Sitting room with fireplace and french doors (could be used as 1st floor bedroom)



Home office with great views



Granite countertops,
kitchen island
with breakfast bar,
stainless appliances



REA

Master bedroom with
ensuite bath



Second guest bedroom



Third guest bedroom,
ensuite bath



Large screened porch,
beautiful views!



Side view of main
residence with screened
porch and wood house/
potting shed



Sparkling pool with patio area and pool house



Pool house



Charming guest cottage, 2 bedrooms, 1 bath, fireplace

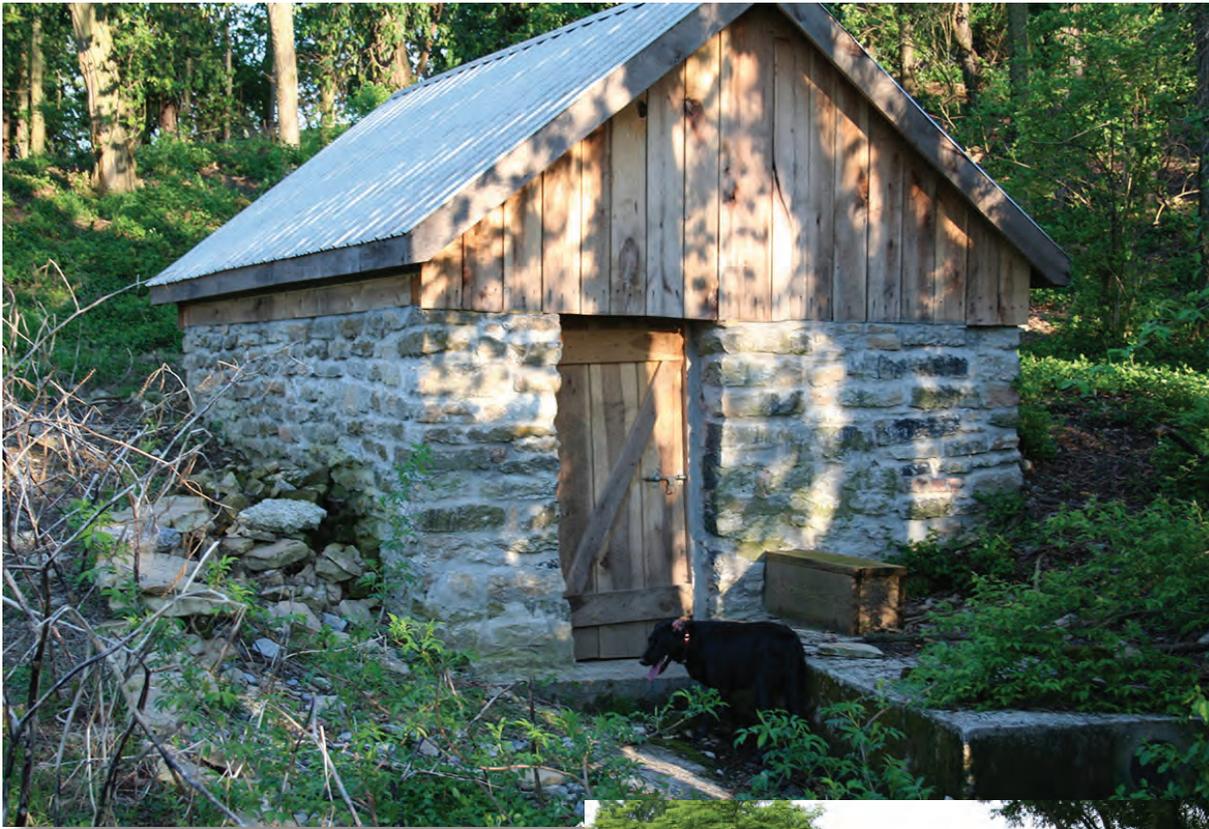




Fertile soils, ideal for hemp, soybeans, corn and other agricultural crops

10 stall horse barn,
3 tobacco barns,
several other useful
outbuildings



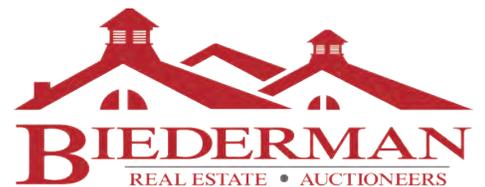


Historic stone spring house

Beautiful, mature landscaping,
many perennials



Historic dry stacked stone
fencing along road frontage



Stunning views



Aerial map of the property, incl
small part in Jessamine Co.



Stately entrance gate
and circular driveway





Biederman Real Estate will strive to represent our clients, both buyers and sellers, with the utmost responsibility. Our representatives will always work to our highest abilities to provide successful transactions for all parties.

We Get it Done!

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