

5380 Bethel Road

80± Acres | Georgetown, KY



Turn key 80 acre horse farm property with excellent location! This beautiful property is the perfect size for many equine pursuits and is very well designed for functionality and ease of use. Amenities include 21 stalls in 2 barns, 15 paddocks and 4 fields with plank fencing, round pen, and an oversized 50x50 garage with TWO apartments. The current owner has also constructed a very useful 100x40 metal storage/hay barn with 14ft overhead doors and concrete floor. 5380 Bethel Road is primarily in Scott County with 23+/- acres in Fayette County yet has a Lexington address. Only 7.1 miles to the Kentucky Horse Park, 22 mins to Keeneland and 9.4 miles to the Red Mile, and 1 mile to I-64. We look forward to calls, questions and tours from qualified buyers.

Listing Price: \$1,750,000



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15 stall barn with loft





6 stall barn





Large 50x50 garage with 2 apartments

Apartment 1 - Second floor





Apartment 2 - First floor

Deck with beautiful views of the property





Interior of 50x50 garage with 12' overhead doors



Interior of garage with bathroom facilities and laundry



100x40 metal storage/hay barn with 14' overhead doors and concrete floor



Interior of storage/hay barn



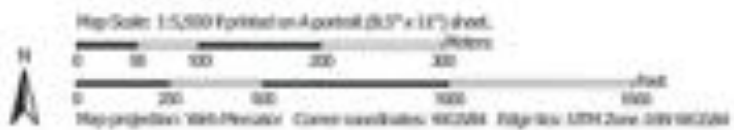
View of garage with apartments

15 paddocks and 4 larger fields





Soil Map—Fayette County Area, Part of Fayette County, Kentucky, and Scott County, Kentucky



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	3.3	4.1%
McC3	McAfee silty clay, 6 to 12 percent slopes, severely eroded	7.2	8.9%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	6.5	8.0%
UlnD	Bluegrass-Maury silt loams, 2 to 6 percent slopes	7.5	9.2%
Subtotals for Soil Survey Area		23.5	29.0%
Totals for Area of Interest		80.9	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	0.0	0.0%
McC	McAfee silt loam, 6 to 12 percent slopes	15.7	19.5%
UlnD	Bluegrass-Maury silt loams, 2 to 6 percent slopes	41.7	51.5%
Subtotals for Soil Survey Area		57.5	71.0%
Totals for Area of Interest		80.9	100.0%

77 acres MAURY/McAfee



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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