



# Premier Turn-Key Training Center

1399 Hedden Road | Versailles, KY | 275+/- Acres





A Premier Turn-Key Training Center in the Heart of Central Kentucky. The former Blackwood Training Center encompasses everything a discerning horse owner could imagine. Improvements include:

- Meticulously maintained six furlong track with heated viewing stand
- Seven furlong undulating turf course
- One mile woodchip gallop
- Two state of the art 26 stall training barns
- Four additional barns for training horses or breeding operation (122 total stalls)
- Aquatred and cold water spa
- Huge spring with holding tank for watering tracks
- Three 60' round pens
- Manager residence and two employee residences
- Shop and hay storage
- 40 paddocks and 8 larger fields





Six furlong track with heated viewing stand. Four horse starting gate conveys with the property.

Seven furlong undulating turf course plus one mile woodchip gallop.





Two state of the art 26 stall training barns



Barn 1 - 16 stalls





Barn 2 - 12 stalls



Barn 3 - 18 stalls



Barn 4 - 24 stalls



Aquatred and cold water spa dedicated building



Three 60' roundpens, 40 paddocks and 8 large fields





Equipment to maintain track including tractors, water truck, harrows and drags convey with the property.





Spacious manager's house and 2 additional employee houses

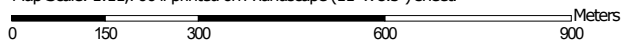




Farmland Classification—Jessamine and Woodford Counties, Kentucky



Map Scale: 1:11,700 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84







OFFERED AT \$9,450,000



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