

2661 Houston Antioch Rd

245± ACRES | Lexington, KY



A rare find indeed! 245 acres , with 144 in Fayette County which are PDR protected and 101 in Bourbon County Kentucky. As you see by the photographs, this property has wonderful gently rolling topography and is a blank canvas on which to build and improve to your vision and dreams. The property includes a possibly historic brick residence most likely constructed in the early 1800's, which is in need of renovation, but could be a special amenity. There is also a 1800sqft residence on the Bourbon County land, along with a tobacco barn and other outbuildings (currently leased but of little value). There is 2375 feet of frontage on Houston Antioch with 2 entrances and an addition entrance at the end of Grissom Lane off Stewart Road. Great Location, fertile soils and beautiful rolling Kentucky land. We look forward to qualified Buyers touring the property soon.

Price: \$2,600,000



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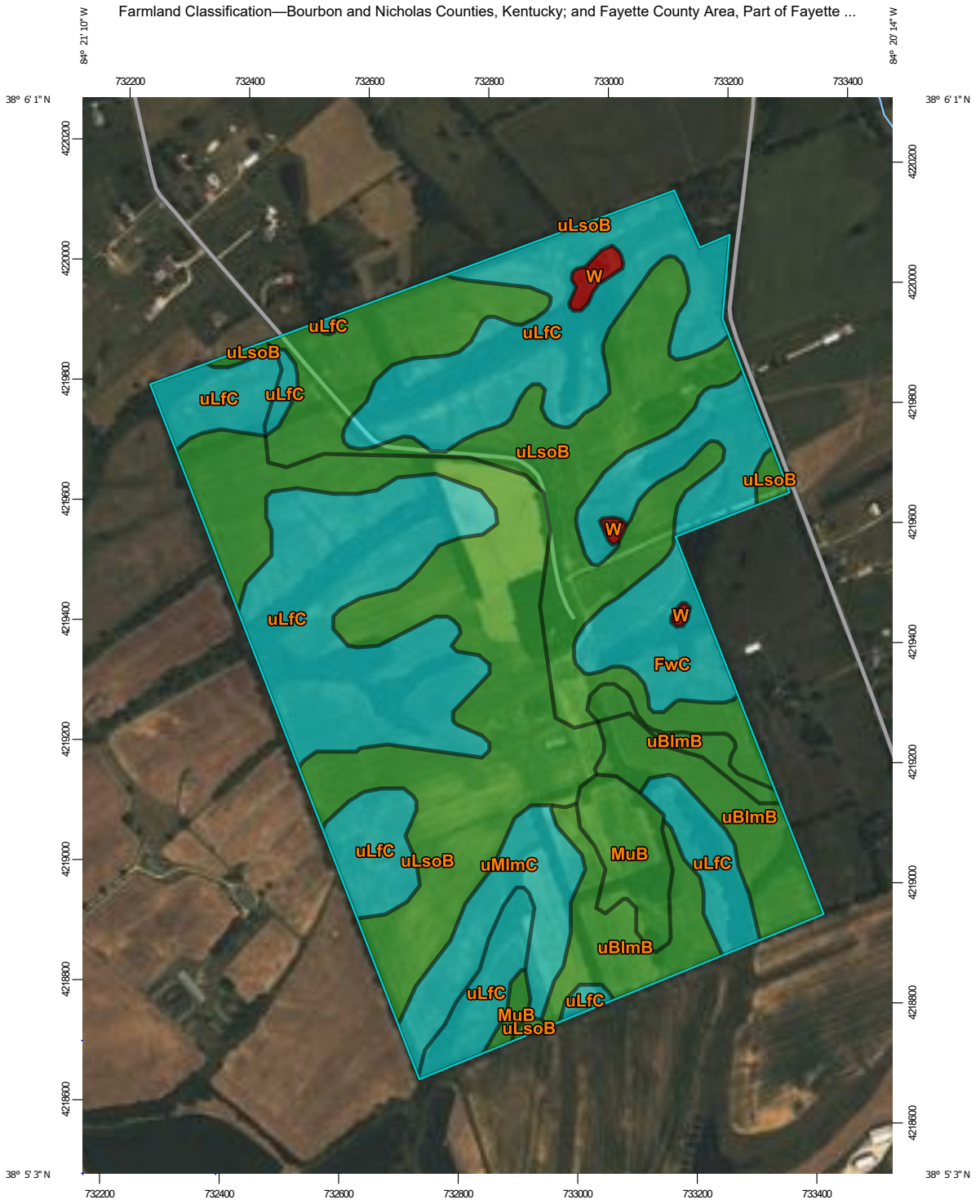
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Map Scale: 1:8,730 if printed on A portrait (8.5" x 11") sheet.
0 100 200 400 600 Meters
0 400 800 1600 2400 Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	20.2	8.0%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	2.7	1.1%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	28.9	11.5%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	47.2	18.8%
W	Water	Not prime farmland	1.7	0.7%
Subtotals for Soil Survey Area			100.6	40.2%
Totals for Area of Interest			250.5	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	8.2	3.3%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	20.1	8.0%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	57.0	22.8%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	52.8	21.1%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	11.8	4.7%
Subtotals for Soil Survey Area			149.8	59.8%
Totals for Area of Interest			250.5	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.



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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