

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: \$2,750,000



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Westin Osborn

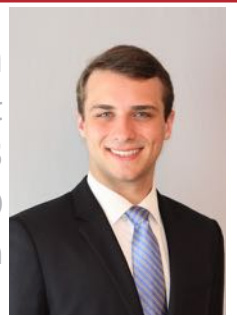
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Farmstead Classification—Bourbon and Nicholas Counties, Kentucky; and Fayette County Area, Part of Fayette



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CxO	Cynthiana-Faywood complex, very rocky, 6 to 20 percent slopes	Not prime farmland	3.2	1.1%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	23.4	8.3%
FyO	Faywood silty clay loam, 12 to 20 percent slopes	Not prime farmland	1.7	0.6%
uBmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	4.0	1.4%
uLKC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	26.7	10.2%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	67.7	24.0%
W	Water	Not prime farmland	1.7	0.6%
Subtotals for Soil Survey Area			138.4	48.2%
Totals for Area of Interest			282.1	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	6.1	2.9%
uBmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	22.9	8.1%
uLKC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	56.6	20.1%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	52.4	18.6%
uBmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	11.6	4.1%
Subtotals for Soil Survey Area			161.6	57.3%
Totals for Area of Interest			282.1	100.0%



*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.*

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