

1542 Ferguson Road

Lexington, KY



Locust Grove Farm, 193± acre horse farm property located less than 2 miles from Paris Pike and 1.2 miles from Greenwich Pike. Property amenities include 80 stalls over 5 barns with several tack rooms, 2 employee residences, 10 large fields and 7 paddocks with plank fencing and 4 ponds. Straddling the Fayette/Bourbon County line, this land sits on a higher elevation with wonderful scenic views of the surrounding bluegrass. The improvements on this property are in need of renovation and repair however the infrastructure and land offers many opportunities in this fantastic location- 20 minutes to the Kentucky Horse Park, 11 minutes to Paris, 16 minutes to I-64/75 and New Circle Road. This property is offered in its "as-is" condition with inspections welcome.

Price: \$3,150,000



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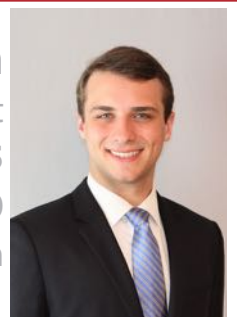
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7 stall barn



12 stall barn



16 stall barn with 10 shedrow stalls and covered roundpen





Equipment shed and garage





3 bedroom 1.5 bath employee residence



Second employee residence



Hay storage building



12 stall barn



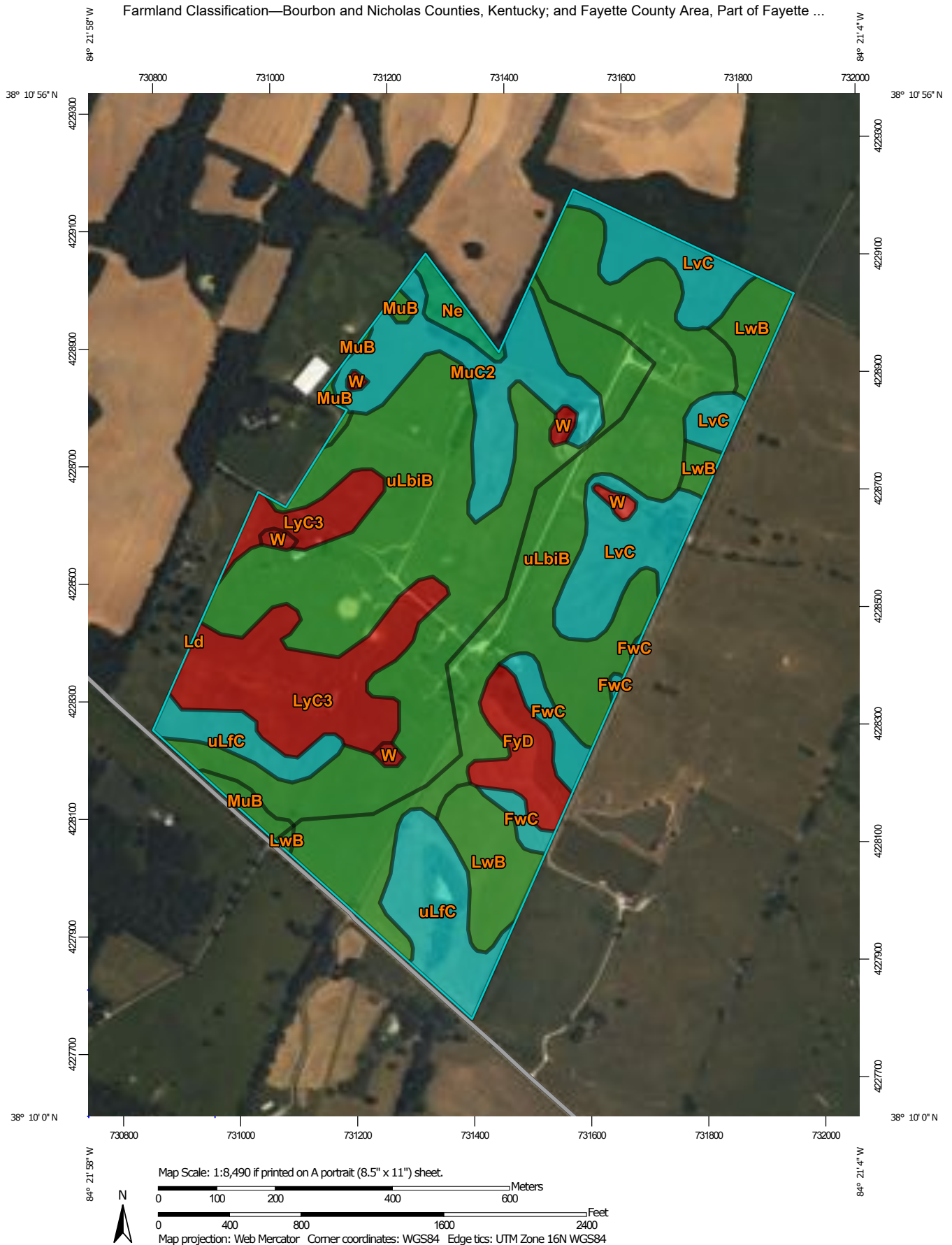
23 stall barn







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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/11/2025
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Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FrC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	4.1	2.1%
FyD	Faywood silty clay loam, 12 to 25 percent slopes	Not prime farmland	5.8	3.0%
LvC	Lowell variant silt loam, 8 to 12 percent slopes	Farmland of statewide importance	95.8	6.7%
LvB	Lowell variant-Nicholson complex, 2 to 6 percent slopes	All areas are prime farmland	11.5	6.0%
uLbB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	42.7	22.3%
uLcC	Lowell-Faywood silt loams, 8 to 12 percent slopes	Farmland of statewide importance	8.4	4.3%
W	Water	Not prime farmland	0.5	0.3%
Subtotals for Soil Survey Area			96.7	47.4%
Totals for Area of Interest			191.2	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ld	Undulose silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	0.0	0.0%
LyC3	Lowell silty clay loam, 6 to 12 percent slopes, severely eroded	Not prime farmland	20.9	11.0%
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	2.2	1.1%
MuC2	Mercer silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	14.3	7.5%
Ns	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	2.1	1.1%
uLbB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	55.2	28.9%
uLcC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	4.3	2.3%
W	Water	Not prime farmland	1.5	0.8%
Subtotals for Soil Survey Area			100.8	52.4%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Totals for Area of Interest			191.2	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.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower



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both buyers and sellers, with the utmost responsibility.
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abilities to provide successful transactions for all parties.*

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