

3003 Old Frankfort Pike

11± ACRES |Versailles, KY



Fantastic location for this 11.68 acre property on Old Frankfort Pike in Woodford County Kentucky! A treelined drive leads to the 5,100+/- sqft brick contemporary style residence with walkout basement. The home includes 4 bedrooms, 4 baths, large family room, cool unfinished office with fireplace and much more. Please note that the residence is in need of renovation in several areas. Other amenities include an oversized 2 car garage, a 14x32 metal storage building, some plank fencing and nice rolling topography. This is a unique opportunity to purchase a very sought after location near Wallace Station, Three Chimneys, Endeavor, and other noteworthy Woodford County landmarks. The property is offered in as-is condition. Buyer to confirm residence square footage.

Listing Price: \$1,150,000



Tom Biederman

Broker

859.312.0606

859.277.2030



Lesley Ward

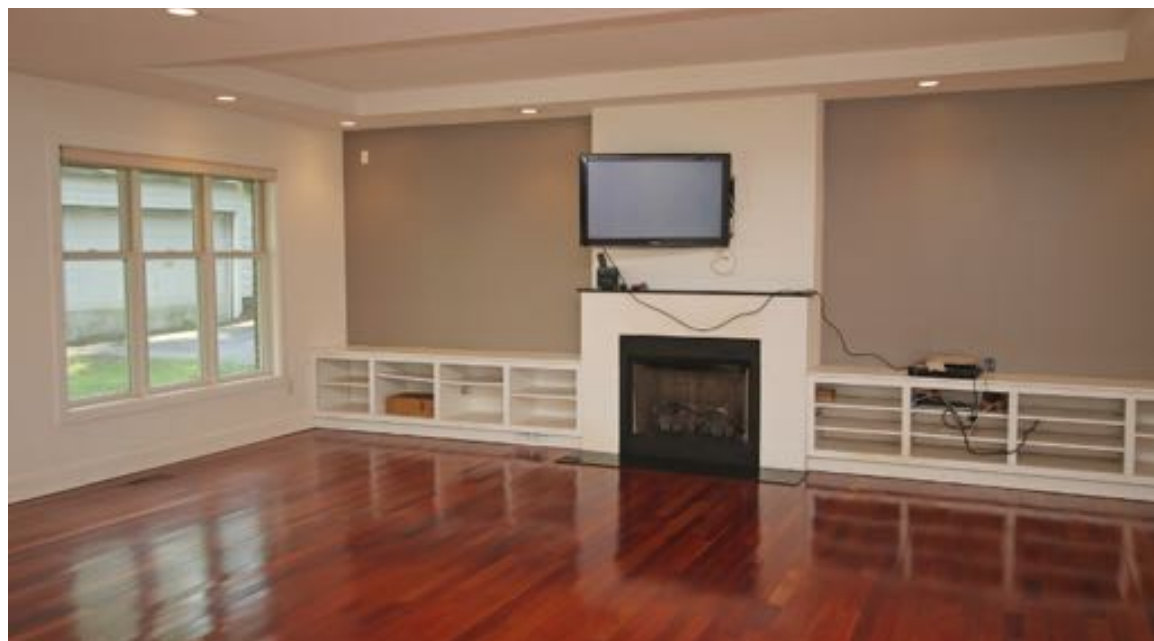
Agent

859.361.3246

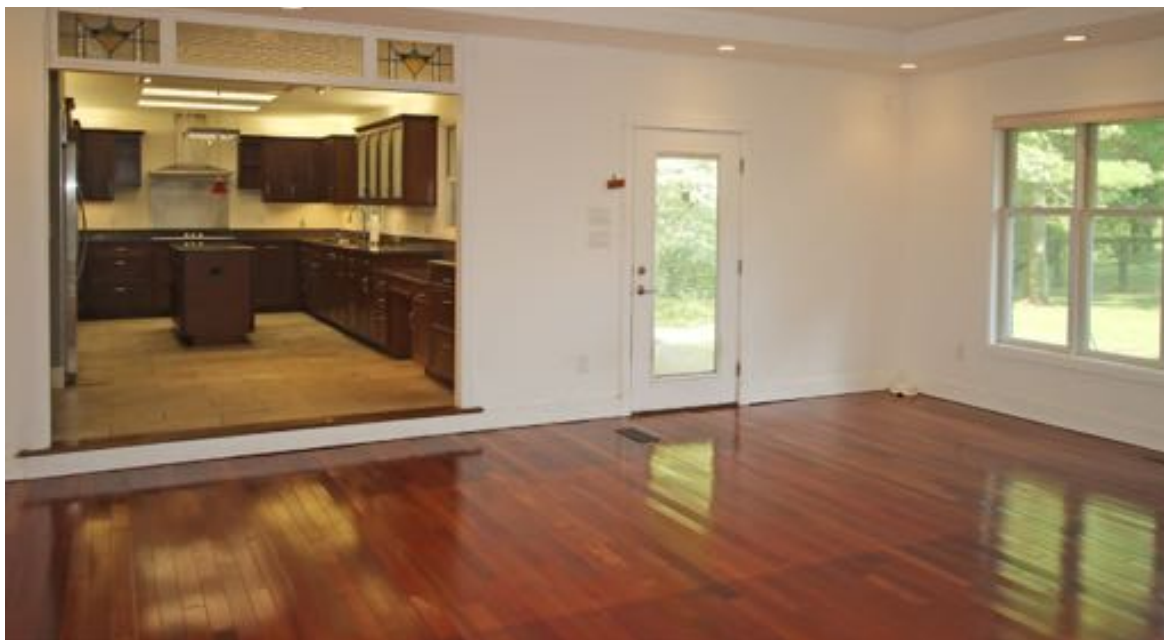
859.277.2030



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Large family room
with fireplace and
built-in storage





Kitchen with
granite counter
tops, island and
stainless appliances





Bedroom 1



Bedroom 2



Bedroom 3 with
fireplace and
shelving



Renovated
bathroom with
large tub and tile
shower





Bedroom 4

Unfinished office
with fireplace



Covered
patio



Walk-out
basement
with area for
storage



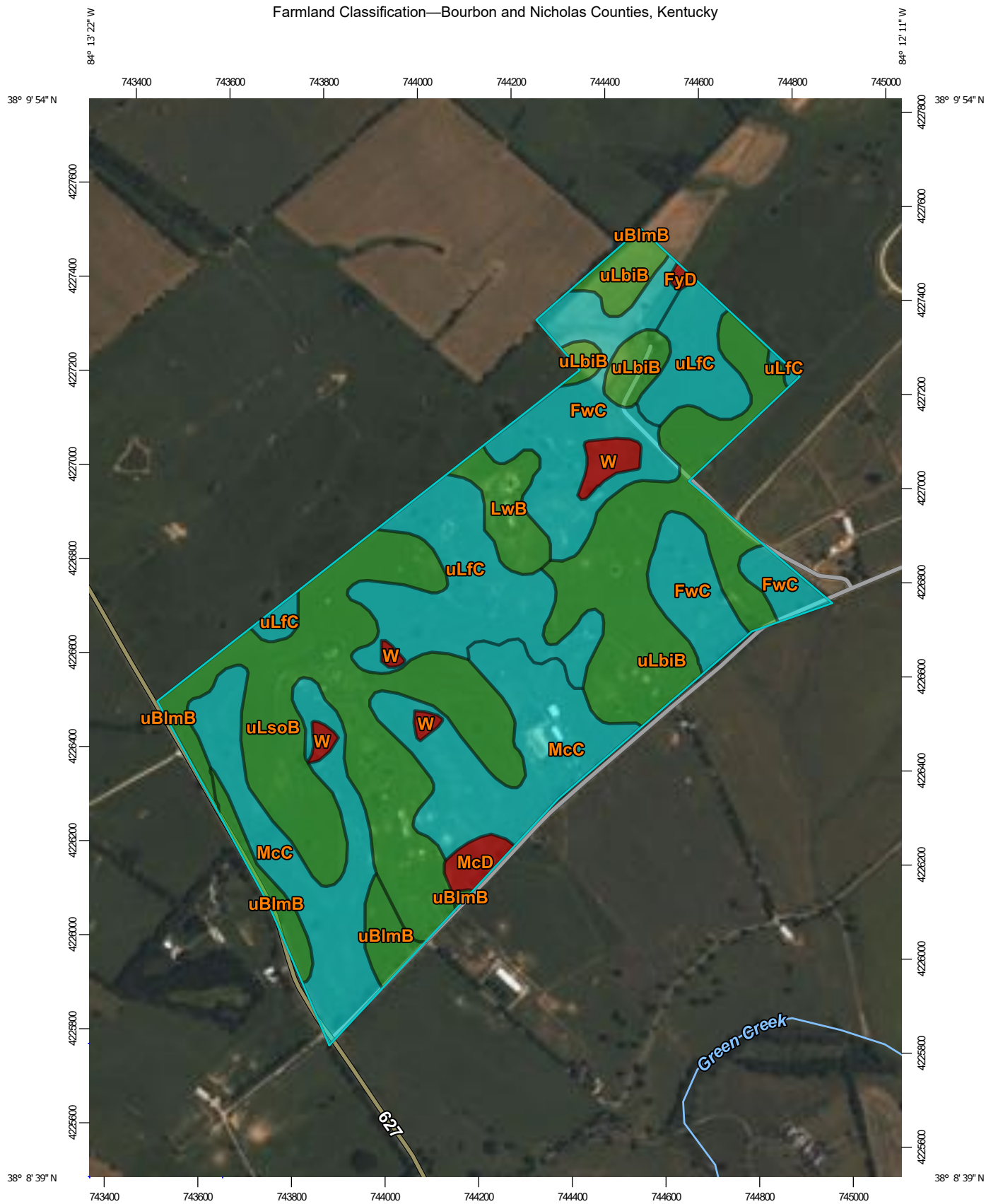


Rolling land,
partially fenced





Farmland Classification—Bourbon and Nicholas Counties, Kentucky



Map Scale: 1:11,200 if printed on A portrait (8.5" x 11") sheet.

0 150 300 600 900 Meters

0 500 1000 2000 3000 Feet

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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/1/2024
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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	37.1	14.4%
FyD	Faywood silty clay loam, 12 to 20 percent slopes	Not prime farmland	0.4	0.2%
LwB	Lowell variant-Nicholson complex, 2 to 6 percent slopes	All areas are prime farmland	7.2	2.8%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	53.5	20.7%
McD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	2.7	1.0%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	8.1	3.1%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	47.5	18.4%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	37.8	14.6%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	59.7	23.1%
W	Water	Not prime farmland	4.4	1.7%
Totals for Area of Interest			258.5	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.

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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