

351 Muir Lane

100± ACRES | Georgetown, KY



Welcome to the most well improved, private 100 acre turn-key Horse Farm and Training Stable in Central Kentucky! Designed, maintained and manicured to be the most efficient 100+/- acres for raising, training and caring for horses in the Bluegrass. Situated in a wonderful location near Midway Kentucky, 9 miles to the Ky Horse Park, 14 miles to Keeneland/BlueGrass Airport, and with frontage on both Muir Lane and the famed Iron Works Pike. Exceptional Property amenities include: Barn 1 which is a beautifully landscaped 12 stall concrete block facility w pillow top stall mats, foaling stall, office, and a furnished 1100 sqft Two Bedroom Apartment; Barn 2 is an enclosed shedrow style barn with 21 stalls, tack room, full loft all with new roof, new lighting and new windows; 5 generous Fields and 7 Paddocks are enclosed by new or like new plank fencing, much with a unique metal capping system to prevent excessive wear and tear; A remarkable, undulating 6 furlong (3/4 mile) turf gallop complete w/ training style starting gate; Four Run in Sheds and a veterinary work stall; 2 Electronic gated entryways; 2 lovely large lakes/ponds along the Muir Lane entranceway; Farm Equipment, tools, tack and furnishings! The Main Residence is a lovely, 3 bedroom 2 bath ranch style home with an open floor plan, with the first floor measuring 2485 sqft, a separate apartment occupies the basement which consists of 962 finished sqft complete with full kitchen and 500 sqft of unfinished space for storage, all with geothermal HVAC system. This is truly a unique property designed and built for nurturing weanlings to yearlings and preparing yearlings and 2 yr olds for the track. Heaven on earth for horses and humans situated in the middle of the Kentucky Bluegrass!

Price: \$3,850,000



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Farm and lake views

Lake view with
main barn and
apartment



Main residence



Main residence with view of basement entrance





View of Great Room from Kitchen

Dining Area Great Room



Great Room with Kitchen view

Main Residence Kitchen





Guest Suite





Primary
Bedroom and
Bath





View of Basement apartment space in the main residence





View of
Basement
apartment
space in
the main
residence





View of entrance
to the Basement
apartment of the
main residence



Barn 1 view
with 12
stalls and
apartment



Interior of
Barn 1 with
12 stalls





Views of Barn 1 apartment





Views of
Barn 1
apartment





View of Barn 2 with new roof and new windows

View of Barn 2 with 21 stalls in shedrow style





This 100 acre property has been designed and developed by a private owner in order to give weanlings, yearlings and 2 year olds the very best start in life for their continued success on the race track. The attention to detail in the training facilities include this beautiful 6 furlong grass gallop, starting style training gates, all in a quiet, beautiful farm setting.

View of farm
paddock and fields



View of
Barn 2 and
paddocks



Farmland Classification—Scott County, Kentucky



Map Scale: 1:6,000 if printed on a normal (8.5" x 11") sheet.
0 50 100 200 300 Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge file: 0794.Dwg date: 06/20/20

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in ADI	Percent of ADI
Hu	Hurlington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	7.3	7.3%
MoC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	29.3	29.4%
NB	Nicholson silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.9	0.9%
ulInB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	52.3	52.4%
ul.bB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	1.0	1.0%
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	1.4	1.4%
W	Water	Not prime farmland	7.6	7.6%
Totals for Area of Interest			99.8	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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