

2680 Newtown Pike

197± ACRES | Lexington, KY



Marlendale Farm, under the ownership of the same family since 1825, and now available for purchase for the first time! The farm consists of over 197 acres in two tracts in one the most sought after locations in Lexington, KY, adjacent to Fasig-Tipton Co., 3 miles to the Kentucky Horse Park, 1/2 mile to I-75, and 1 mile to the Marriott Griffin Gate Resort. The property has been a successful Horse farm for decades, with amenities that include; 32 stalls in 3 barns, a 3500 sqft brick residence, 2 employee residences, plank fences, paved roadways, and city water throughout all fields and paddocks. Other property amenities include a 10 bent tobacco/hay barn, nearly 50 acres of undisturbed pasture land on the east side, and importantly, an owned access lane to Iron Works Pike. The brick residence, built in 1965 is erected around and part of the original log cabin of the original owners of the property and is suitably charming. The residence encompasses 5 bedrooms 3 full baths, living room, dining room, along with an apartment over the 2 car garage. Marlendale Farm presents a generational opportunity to purchase 197 acres of great land in a truly spectacular location. Private, confidential showings available.

Listing Price: \$8,500,000



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Entryway foyer
with hardwood
floors





Open Formal
Living Room

Dining Room with
crown molding,
wainscoting and
chandelier





Family Room
opens to Kitchen



Kitchen with tile
backsplash and
breakfast bar



Office or
1st floor
Bedroom
with attached
full Bath



1st floor
Bedroom

Charming 2nd
floor Bedroom





2nd floor
Bedroom

Spacious 2nd
floor Bedroom





Beautiful log
cabin room
with stone
fireplace and
wood beams
Circa 1825





Sliding door patio with ceiling fan, beam ceiling and brick floor



Hay barn with 10 stalls

10 stall
barn with
employee
residence



Level to
gently rolling
fields





Gated
entry from
Newtown
Pike

Farm views





10 bent
tobacco barn
for hay and
equipment
storage





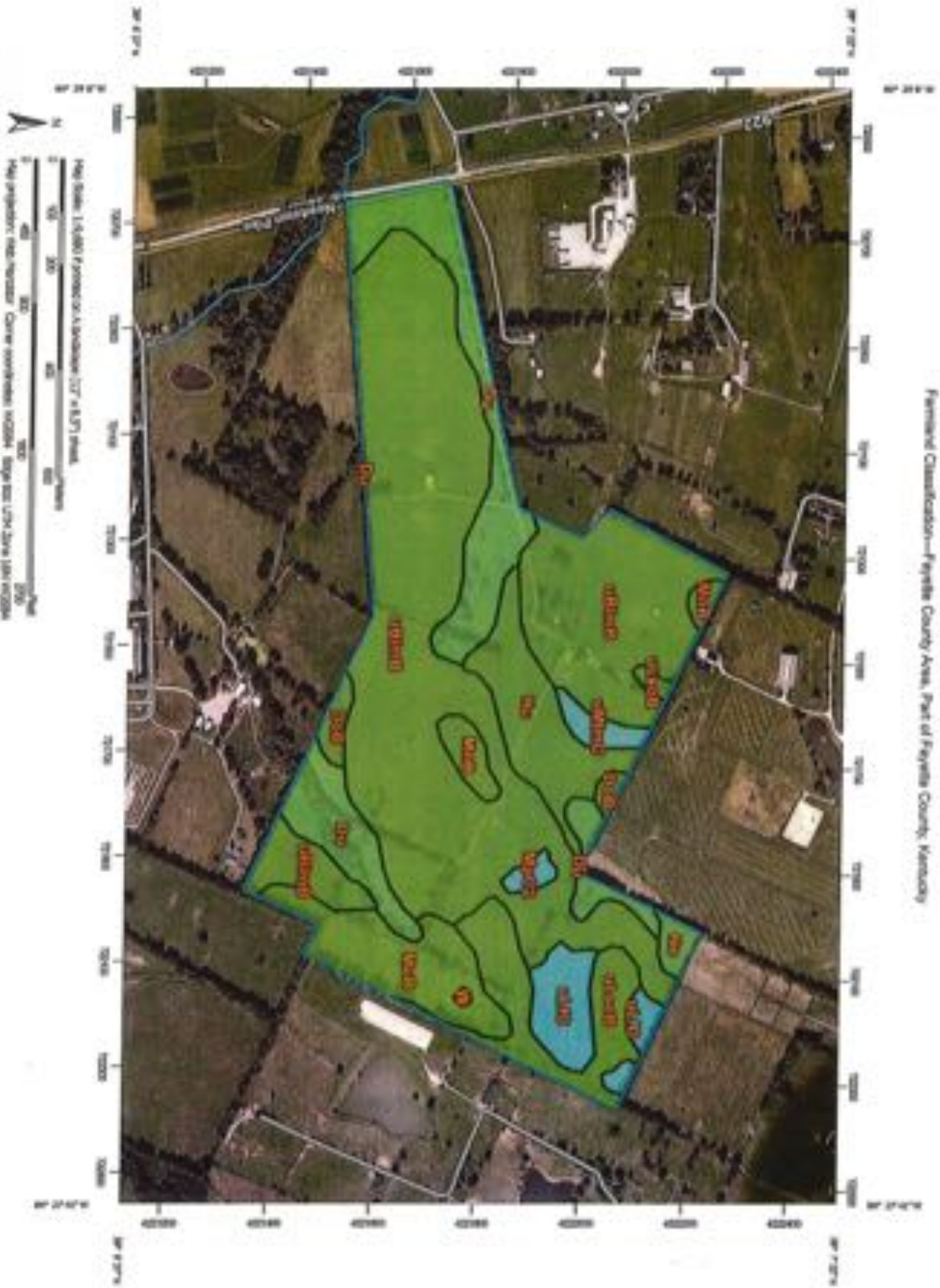
Another view
of 10 bent
tobacco barn

Stone gated
entrance
and paved
roadway





Farmstead Classification—Fayette County Area, Part of Fayette County, Kentucky



1300 National Resources
Conservation Service

1000 National Cooperative Soil Survey

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DcB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	2.5	1.2%
Du	Dunning silty clay loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	28.8	14.5%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	12.9	6.5%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	3.5	1.8%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	1.2	0.6%
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	13.6	6.9%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	1.6	0.8%
uBmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	111.1	56.0%
uLUC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	7.9	4.0%
uLoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	13.0	6.6%
uBmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	2.3	1.1%
W	Water	Not prime farmland	0.2	0.1%
Totals for Area of Interest			198.5	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.



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