

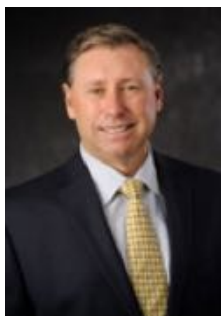
Indian Mound Farm

5335 Russell Cave Rd | 420± ACRES | Lexington, KY



Indian Mound Farm, located on the corner of Russell Cave Road and Old Lemons Mill is one of the most iconic properties in Central Kentucky. The soils, the views and the history are simply legendary. This property includes over 9300 feet of manicured road frontage and is enclosed by excellent diamond mesh fencing throughout. While the farm is currently designed with over 9 large fields and 5 smaller paddocks for the raising and finishing of top-quality cattle, the possibilities for conversion to an equine nursery are tremendous. The land and soils are excellent, consisting entirely of federally rated Prime Farmland. Other amenities include 2 large feed barns, two equipment storage barns, a large concrete pad and retention for compost operations and two nearly new 3 bedroom-2 bath employee residences. Indian Mound Farm represents spectacular opportunity for the future.

Listing Price: \$9,500,000



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1076 Wellington Way
Lexington, KY 40513



Large concrete pad and retention for compost operations



84x145 cattle penned feed barn with 18' aisle, 16' roll up door and 14' roll up doors around the exterior



142x38 equipment and hay storage barn with 4 stainless steel grain bins and unloader



31x94 hay and equipment storage barn

Barn on left is 57x94 with 2 BR 2 BA apartment with office





145x80 barn with
cattle pens and
center aisle

Another view of the
new 84x145 cattle
penned
feed barn



More than 9 large
fields and
5 paddocks

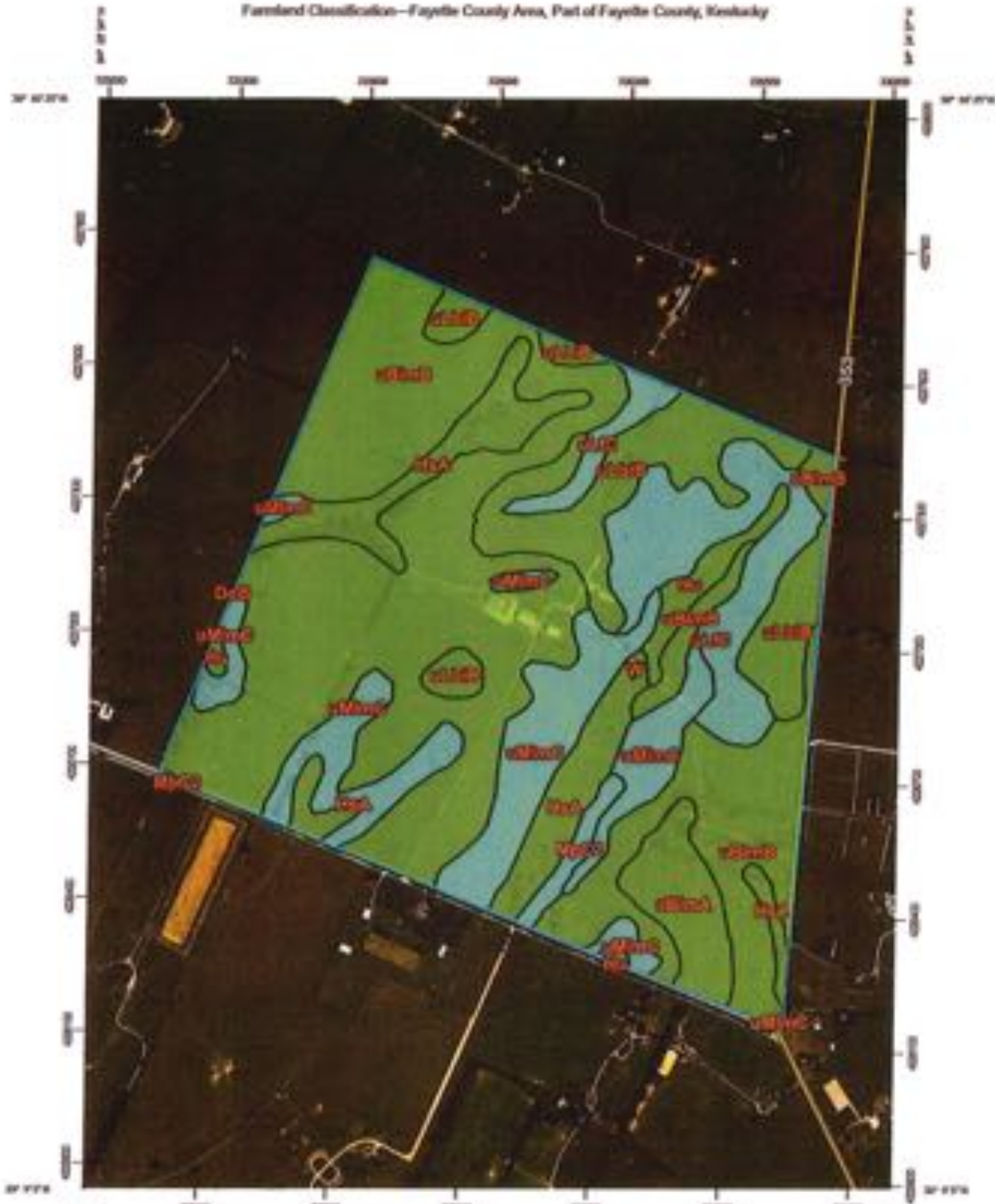
Two identical 3 BR
2 BA employee
residences



Historic residence
in need of
renovation



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



Map Scale: 1:12,000 Feet on Aerial (35" x 17") sheet.
0 100 200 300 400 Meters
0 100 200 300 Feet
Map projection: Web Mercator. Corner coordinates: WGS84. Edge files: USN.Dem 100/WGS84

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AUI	Percent of AUI
DcB	Donnell silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.0	0.0%
HuA	Huntington silt loam, 0 to 2 percent slopes, clayey substratum, occasionally flooded	All areas are prime farmland	37.4	8.9%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	7.8	1.9%
McC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	4.2	1.0%
uBtmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	All areas are prime farmland	15.5	3.7%
uBtmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	204.9	49.0%
uLMB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	48.1	11.5%
uLRC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	41.8	10.0%
uBtmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	58.0	13.9%
W	Water	Not prime farmland	0.1	0.0%
Totals for Area of Interest			417.7	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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