

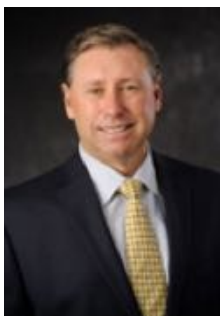
1070 Kidds Mill Road

30± ACRES | Versailles, KY



Excellent opportunity to purchase a 30 acre turn key horse property suitable for many disciplines. Farm improvements include 2 well constructed barns, the first is a traditional style with 16 stalls, Lucas style stall doors/windows, paved aisle way, center aisle loft, storage and large tack room with 1/2 bath. The second 18 stall larger barn contains a 1575 sqft 2 bedroom apartment with large full bath, a 450 sqft Office/lounge with stone flooring, a lab/partial secondary kitchen, an open 68x42 horse exercise area, (total interior covered area is 90x42) Tack room hay/bedding storage and more! Beyond the barns there is an 109x154 outdoor sand based riding arena, 3 larger fields all with appropriate run in sheds, 3 small paddocks, and automatic waters. This property offers beautiful views from the apartment's large wooden deck and the property is located at the end of a county road less than a mile off Pinckard Pike/169 between Versailles and Nicholasville.

Listing Price: \$1,295,000



Tom Biederman
Broker
859.312.0606



BiedermanRealEstate.com

859.277.2030
1076 Wellington Way
Lexington, KY 40513



18 stall barn with
68x42 open horse
exercise area and
1575sqft 2 bedroom
apartment



Lucas style stall
fronts with 3 large
foaling or stallion
stalls



16 stall barn with
Lucas style stall
doors/windows,
paved aisleway,
center aisle loft
storage and large
tack room with half
bath





109x154 sand based
outdoor riding
arena

27x36 run-in sheds
and automatic
waterers in 3 large
fields





1575sqft 2 bedroom
1 bath apartment
with beautiful views
of the property and
large deck





Four board plank
fencing throughout



Automatic waterers
in all fields





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both buyers and sellers, with the utmost responsibility.
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