

1625 Woodlake Road

52± ACRES | Midway, KY



Beautiful 52± acres just minutes from downtown Midway with 9 stall horse barn, new fencing, auto waterers, and a spring fed pond. The barn has been recently renovated from top to bottom with new roof, metal siding, steel doors, stamped concrete aisle, 14x13 stalls with custom stall fronts, wash rack, 13x12 feed room, and 40x15 tack room with roughed-in bathroom. The barn loft could be converted to a barn apartment or there are several great build sites for a residence on the property. There is also a brand new 32x72 hoop barn perfect for hay or equipment storage. Just 5 minutes from Downtown Midway, 15 minutes from Frankfort, 20 minutes to the Kentucky Horse Park, and 25 minutes to Lexington. Don't miss out on this wonderful equestrian property!

Listing Price: \$1,295,000

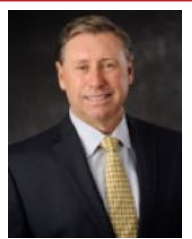


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Automatic gated
entry to barn



New hoop barn for
equipment or hay
storage



9 stall barn with stamped concrete aisle, custom stall fronts, wash stall, feed room and tack room with roughed-in half bath





52 beautiful acres



Spring fed pond



New fencing and
automatic waterers
in fields and
paddocks



Farmland Classification—Jessamine and Woodford Counties, Kentucky



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FaC	Fairmount foggy silty clay, 6 to 12 percent slopes	Not prime farmland	2.7	5.3%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	1.5	3.0%
Lt	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	3.4	6.9%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	19.0	38.2%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	0.8	1.6%
uBmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	16.0	32.3%
uBmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	5.4	10.9%
W	Water	Not prime farmland	1.3	2.6%
Totals for Area of Interest			51.4	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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