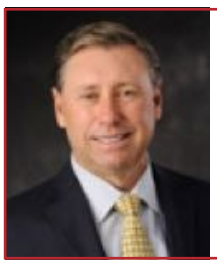
Brownwood Farm
5657 Harrodsburg Road
420± Acres | Nicholasville, KY



We are pleased to offer Brownwood Farm For Sale. This historic property consists of over 420 acres in a spectacular location just minutes from Keeneland, the Bluegrass Airport, downtown Lexington and Nicholasville Kentucky. The property is well improved for raising top quality horses, with over 100 stalls in 8 barns, 22 paddocks, 17 fields, (most with new plank fencing), a maintenance area with equipment shop, 6 employee or guest living quarters, an owner's cottage, and a historic former office/residence in need of renovation. Other noteworthy amenities include asphalt roadways, excellent soils, 3 ponds, and over 130 acres of gorgeous cropland. The current owner has renovated the interior of most all of the barns with new custom stall fronts, planted hundreds of trees and has brought the property back to respect and prominence. Brownwood Farm is proudly a part of the Bluegrass Land Conservancy which ensures that this wonderful farm continues to provide beauty to our community as well as the unique agricultural community in Central Kentucky.

Listing Price $11,900,000



Tom Biederman
Broker
859.312.0606

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1076 Wellington Way
Lexington, KY 40513
859.277.2030

BiedermanRealEstate.com



Main gate at Harrodsburg Road

Extensive landscaping and
tree-lined asphalt roadways





Barn 1
10 matted 12x12 stalls, wash stall, feed room
and 18' paved aisleway





Barn 2
13 matted 14x14 stalls, feed room and warm room





Barn 3: “Arena Barn”
18 stalls, feed room, tack room, 12’ overhead doors and 2 Big Ass Fans





Barn 4: Yearling starting barn
12 matted 12x12 stalls, custom yoke stall doors



10’ aisleway

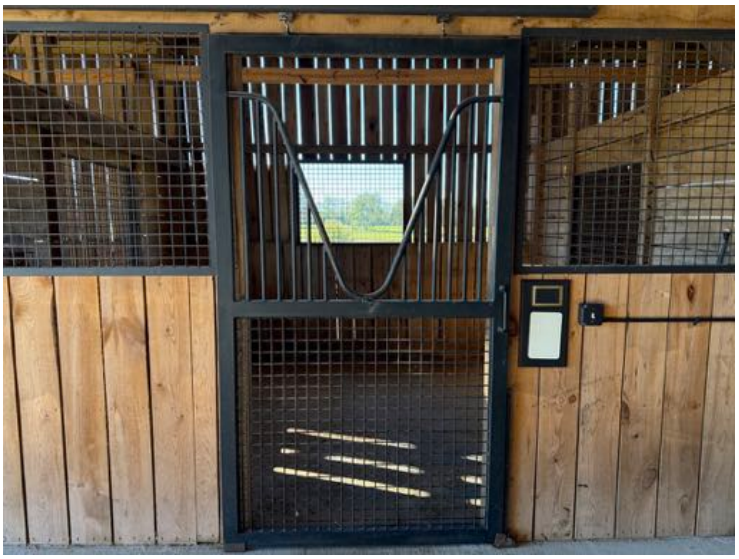


Barn 5
17 matted 12x14 stalls, 1 wash stall





Barn 5 18’ paved aisleway



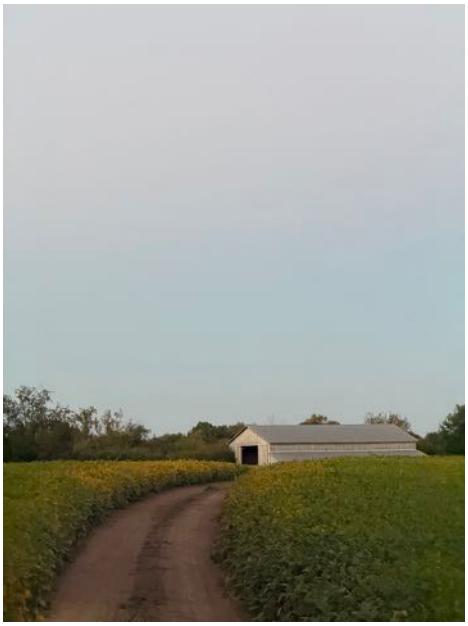


Barn 5 office with feed room
and laundry





Storage barn with shed





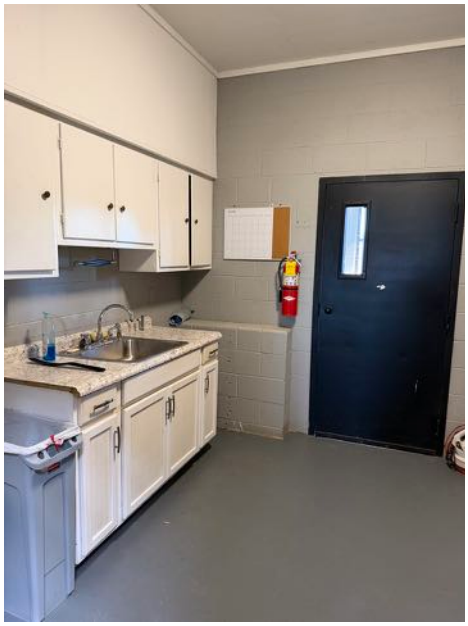
Barn 7
18 matted 12x12 stalls, 8’ woodchip shedrow,
12’ paved center aisle, tack room





Barn 7

Barn 7 break room





Barn 8
15 matted 12x12 stalls, 16’ aisleway, feed/tack room, custom stall doors with yoke





Eight bay equipment storage shed
Large metal shop building with 2 14’ overhead doors (not pictured)

Farm views







Renovated Owner's Cottage
with 2 bedrooms and 2
full baths

Guest Cottage 1
2 bedroom (previously
used as office)





Guest Cottage 2
1 bedroom and 1
full bath, currently
used as office



3 bedroom, 2 bath employee residence with 2 car attached garage



Garage and 3 bedroom, 2 bath residence



Farm Manager residence with 3 bedrooms, 2 bath and attached 2 car garage



3 bedroom, 2 bath employee residence with 2 car
detached garage



View of employee/
service
entrance



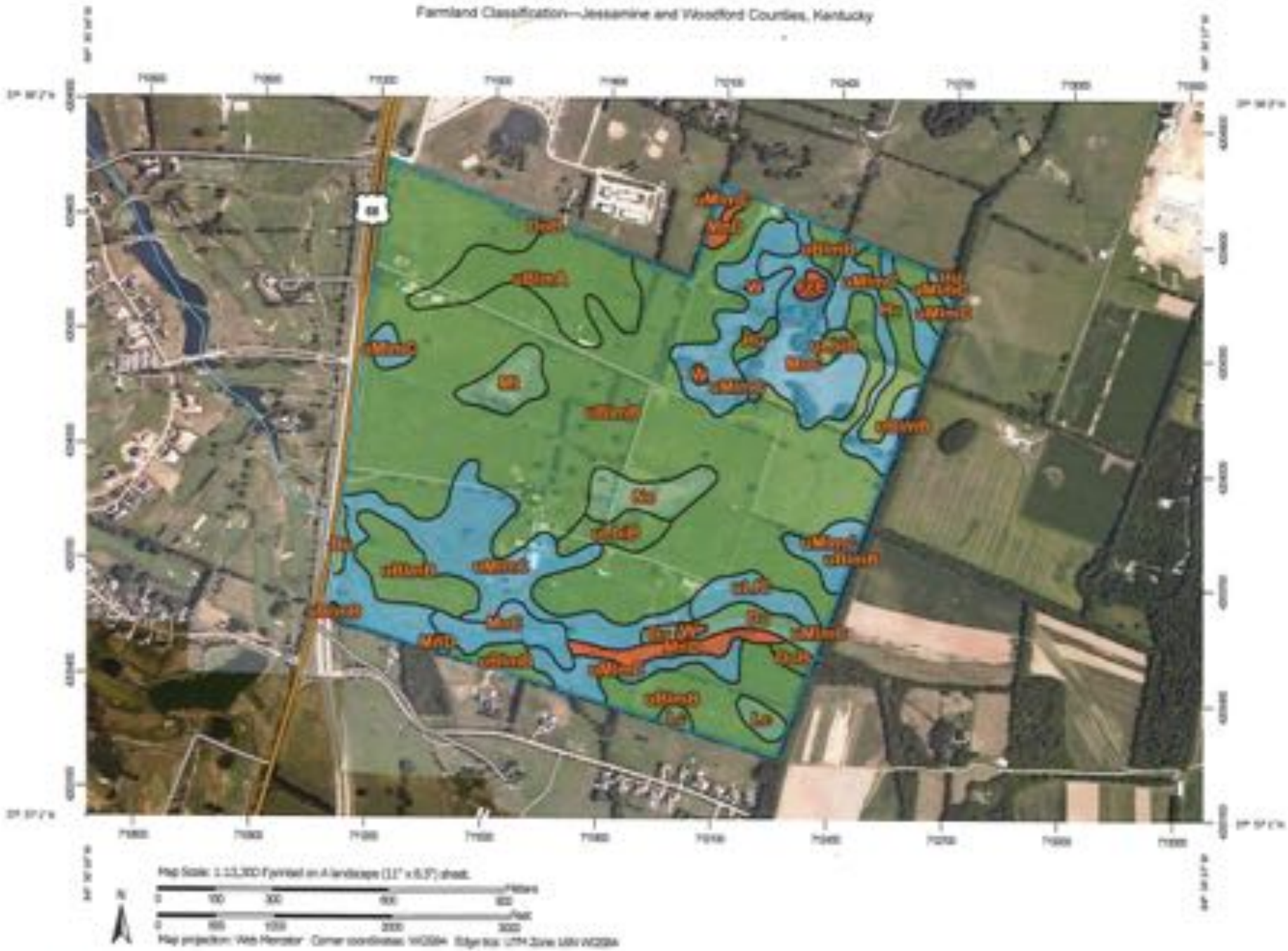


Farm Views








68
Map Scale: 1:13,300 if printed on A landscape (11" x 8.5") sheet.
Meters
Feet
Map projection: Web Mercator
Natural Resources
Conservation Service
Web Soil Survey
National Cooperative Soil Survey
10/8/2026

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	1.7	0.4%
Du	Dunning silty clay loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	5.7	1.3%
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	1.1	0.3%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	10.0	2.4%
Lc	Lawrence silt loam, 0 to 2 percent slopes	Prime farmland if drained	3.3	0.8%
MvC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	26.9	6.4%
MvD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	7.0	1.6%
Mt	Melvin silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	6.1	1.4%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	7.9	1.9%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	All areas are prime farmland	22.1	5.2%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	237.0	55.9%
uLbB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	6.7	1.6%
uLfC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	6.0	1.4%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	80.8	19.1%
W	Water	Not prime farmland	1.3	0.3%
Totals for Area of Interest			**423.6**	**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



Biederman Real Estate will strive to represent our clients, both buyers and sellers, with the utmost responsibility. Our representatives will always work to our highest abilities to provide successful transactions for all parties.

We Get it Done!

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