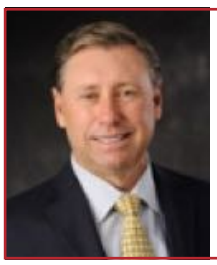
Fallbrook Farm
2130 Clifton Road

262± Acres | Versailles, KY



We are pleased to present Woodford County's Fallbrook Farm available for purchase. This turn key, 262 acre horse farm property is well established in Central Kentucky and known for raising top quality horses. Important amenities include a beautiful 3,800sqft Main Residence with 4 bedrooms and 4 full baths, a large vaulted living room with a wonderful stone fireplace, all centered on the property with views of the farm, a brick 3 bedroom 2 full baths 2500sqft Residence, again with large vaulted living space, an 1,100sqft office with stone facade and asphalt roadways. Horse improvements are anchored by a modern 19 stall barn with 12×12 stalls, tack room and wash area, a modern 17 stall barn with 14×14 stalls (foaling), tack room and wash area, a large older 23 stall barn with attached 30×160 arena and large shop, a 44ft covered roundpen and 4 horse equiciser round out the well designed and functional improvements. The land is divided into 6 large fields and 22 paddocks with plank fencing, and importantly includes two stocked, spring fed ponds, and a 16 acre unimproved field with fertile bottomland bordering the famed Glenn's Creek! Fallbrook presents a great opportunity to purchase a turnkey horse farm in the center of Woodford County Kentucky just minutes from Downtown Versailles., with close by neighboring properties that include Woodspring Farm, Brookdale Farm, Stonestreet, and Grantley Acres.

Listing Price $7,850,000



Tom Biederman
Broker
859.312.0606

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REAL ESTATE • AUCTIONEERS

1076 Wellington Way
Lexington, KY 40513
859.277.2030

BiedermanRealEstate.com





3800 sqft Main Residence
4 bedrooms, 4 full baths
Large vaulted living room
Stone fireplace
Beautiful farm views





2500 sqft Employee/Guest residence
3 bedrooms, 2 full baths
Large vaulted living room



Employee residence behind
barn 1

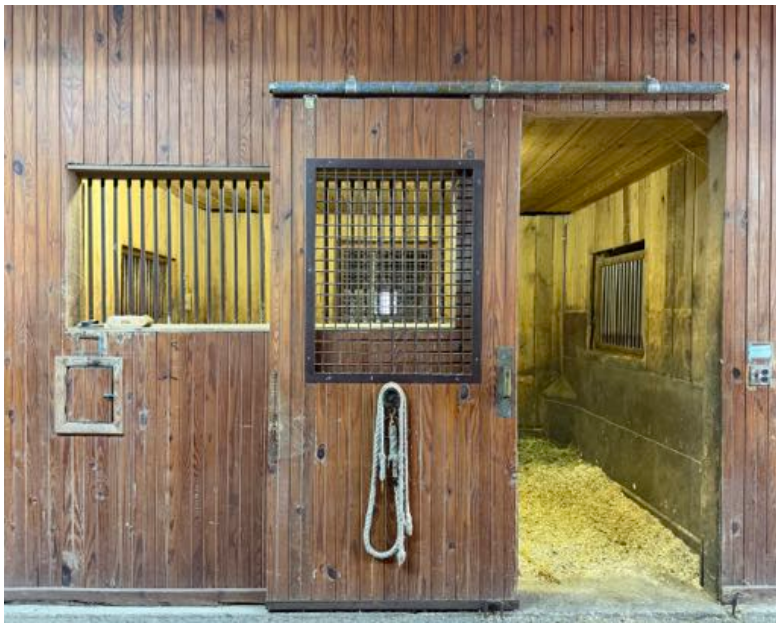




1100 sqft office with stone facade







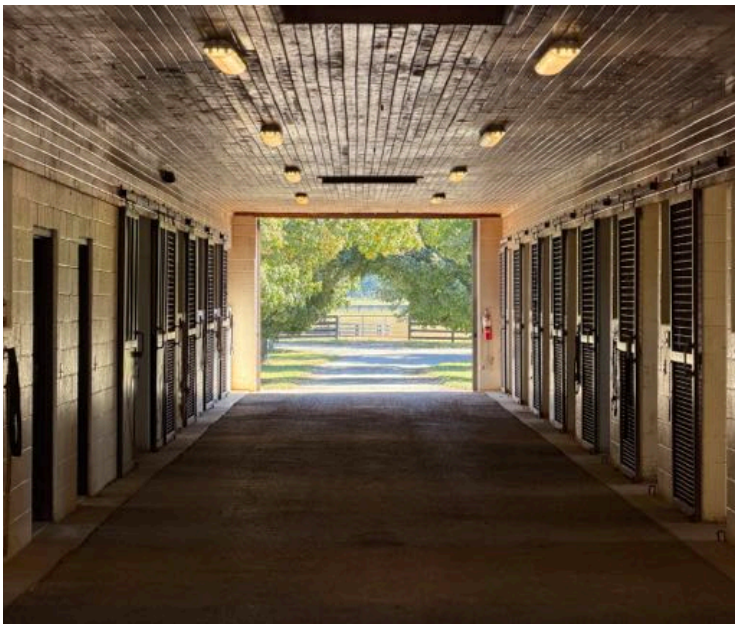
23 stall barn
Attached 30x160 arena
and
large shop











Yearling barn with 19 12x12 stalls, large wash area, feed room and
break room with half bath











Broodmare/Foaling barn with 17 14x14 stalls, wash area, lab/break room with half bath











44 ft covered round pen
and 4 horse covered equiciser



Spring fed 1.9 acre stocked pond in the back field



Spring fed 1.5 acre pond by the office





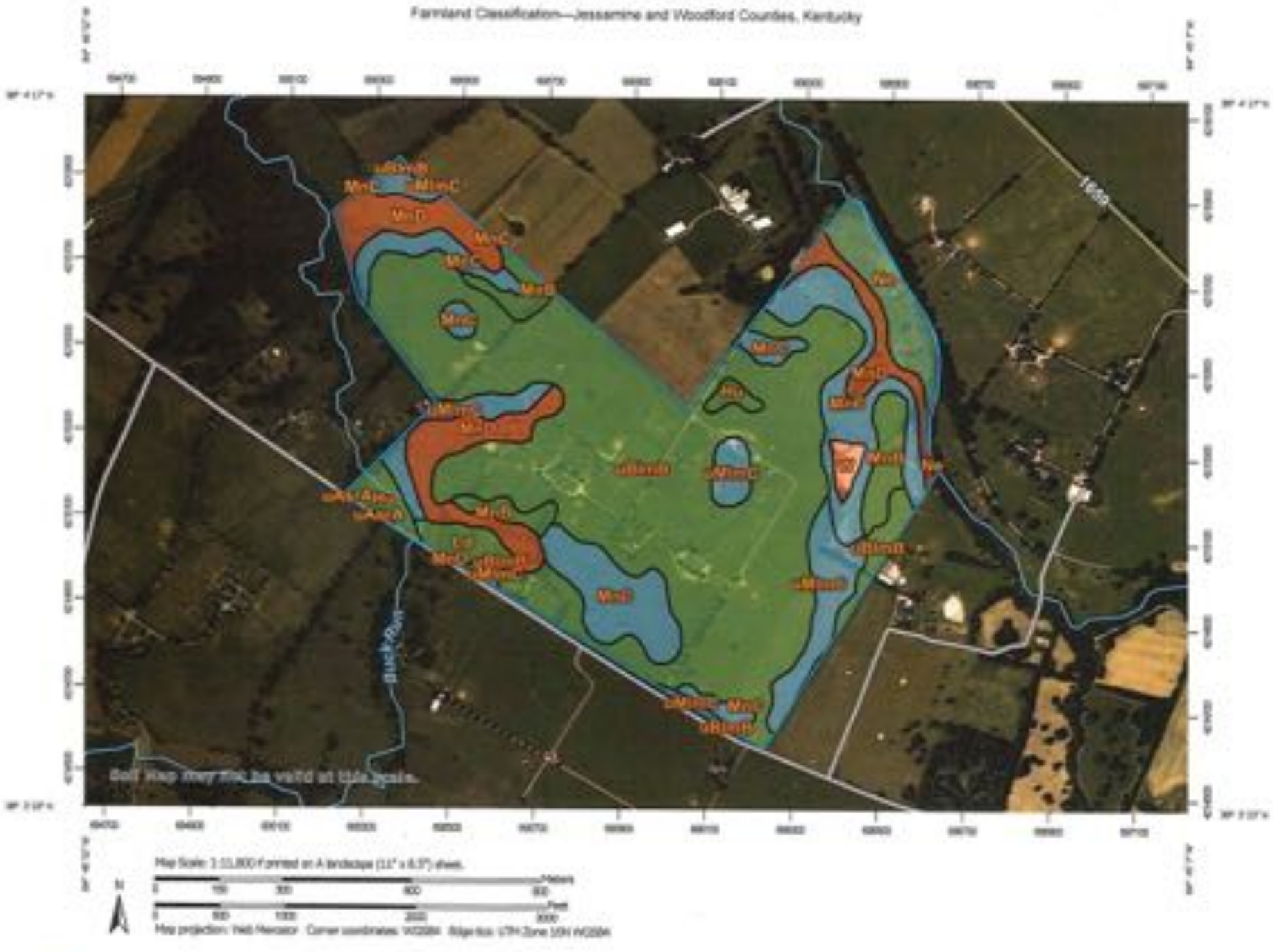


View of office and
1.5 acre pond

View of yearling
barn




2130 Clifton Rd
Clifton Rd
Glenns Creek
Woodsprings Farm
Clifton Rd


Soil map may not be valid at this scale.
Map Scale: 1:11,800 if printed on A landscape (11" x 8.5") sheet.
Meters
Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	4.8	1.8%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	3.7	1.4%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	11.3	4.3%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	39.3	15.0%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	27.1	10.3%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	10.2	3.9%
uAsnA	Ashton silt loam, 0 to 2 percent slopes, rarely flooded	All areas are prime farmland	0.2	0.1%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	143.7	54.7%
uBlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	20.4	7.8%
W	Water	Not prime farmland	1.8	0.7%
Totals for Area of Interest			**262.7**	**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

Description

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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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