

## Beautiful Farm for Sale – Lawrenceburg, KY

**\*\*Shown by Appointment only\*\***

**502-839-3978**

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**\$755,000**





This beautiful farm has so much potential for so many things! Awesome as a single-family private homestead, great for a group family members or friends to all having building sites around the lake, horse-training facility, horse camp, church camp... the possibilities are endless!

**Excellent location!** Centrally located between Lawrenceburg and Frankfort and also the larger cities of Louisville and Lexington. 45 minutes or less to each Louisville and Lexington. About 12 minutes to either Lawrenceburg or Frankfort. Close to I-64 and BlueGrass Parkway and only 7 miles off US 127. (But not close enough to hear the traffic noise!)

\*154 acres

\*Nice mix of fenced open pastures and mature woods with beautiful large trees

\*8 fenced pastures totaling 42 acres with Horse Guard

electric fencing

\*Over 7 miles of trails

\*Over ½ mile of creek frontage

\*Spring-fed 1.5 acre 25' deep lake with dock stocked with bass, bluegill, crappie, sunfish and shellcrackers (was built to be a pay lake but was never used for that)

\*Additional hay barn with concrete foundation

\*VERY private – no neighbors in site from anywhere on the property

\*Neat old homestead with hand-dug, rock lined well and stone chimney remains from old cabin

\*TONS of wildlife

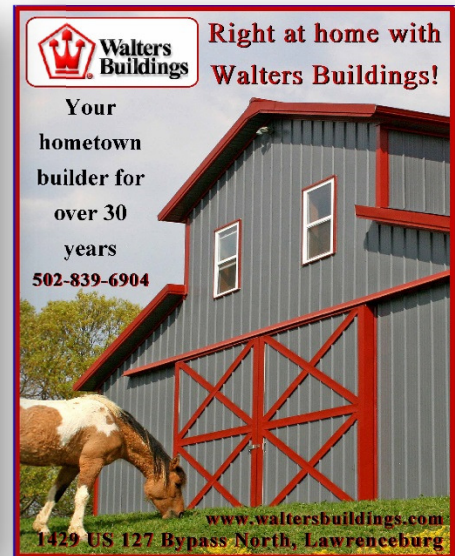


**Barndominium** – Barn with living quarters apartment above

\*Great as a primary residence or to rent out or for farm staff to live in.

\*9 - 12'x 12' stalls (with 2 removable center walls for double-size foaling stalls)

\*Stalls all have Stall Skins liners with drainage to outside



- \*20' wide center aisle
- \*Skylight panels for added light
- \*Tack room with stair access to apartment above
- \*Built by company that does commercial buildings

## Living Quarters

- \*~1,488 sq ft of living space
- \*2 bedrooms – master bedroom has walk-in closet
- \*1 full bath

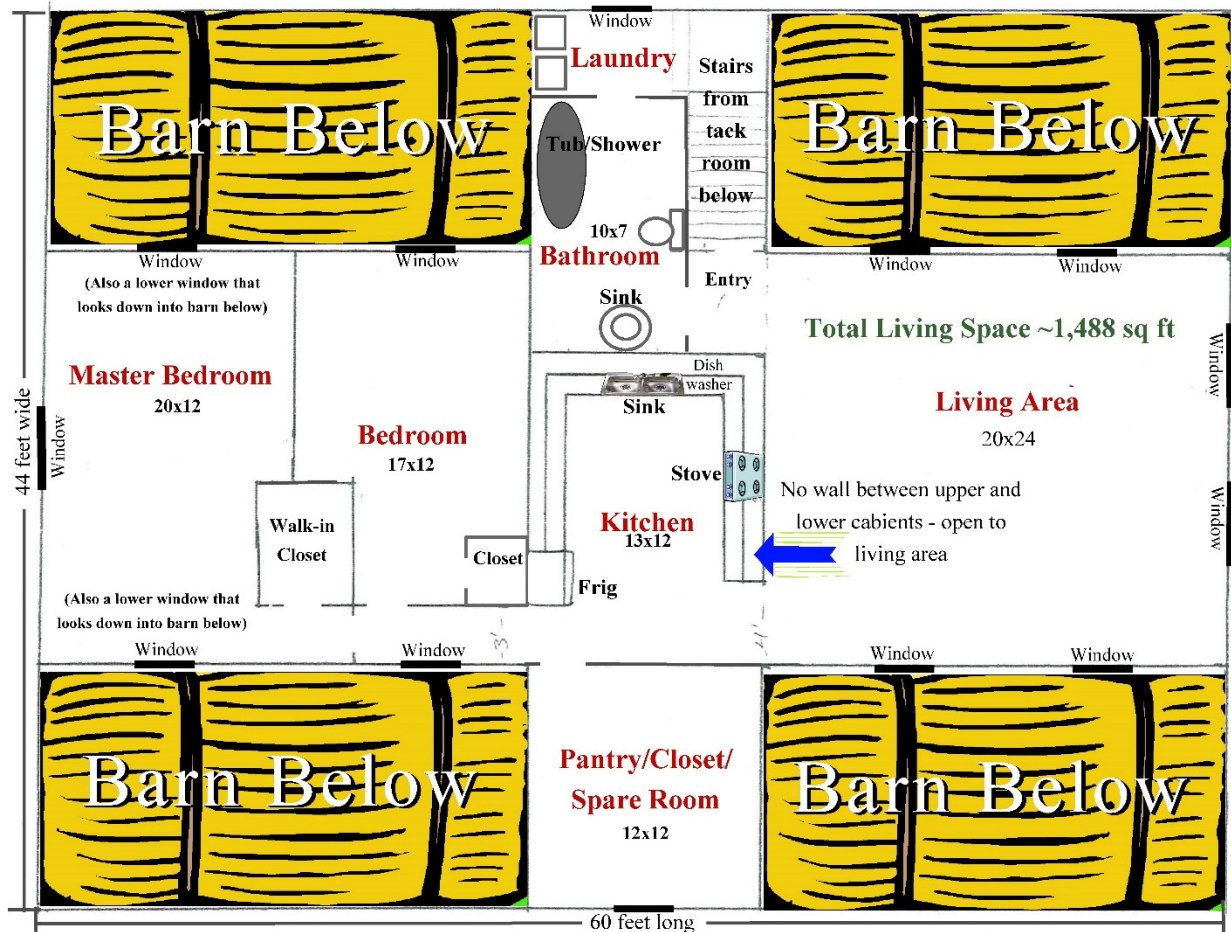


- \*Large living area
- \*Roomy Kitchen open to living area
- \*Bonus room 12' x 12' – office/pantry/storage/extra bedroom
- \*Laundry room – come in from outside with dirty clothes and go right into shower and laundry
- \*Ceiling fans in all rooms
- \*Unique features such as real metal horse trough bath tub, whiskey



barrel with bucket sink, real horse shoe cabinet pulls, metal barn roof artistically painted to look like old metal roof, etc

\*Master bedroom has 2 windows that look down into foaling stall areas.



Living Quarters Floor Plan



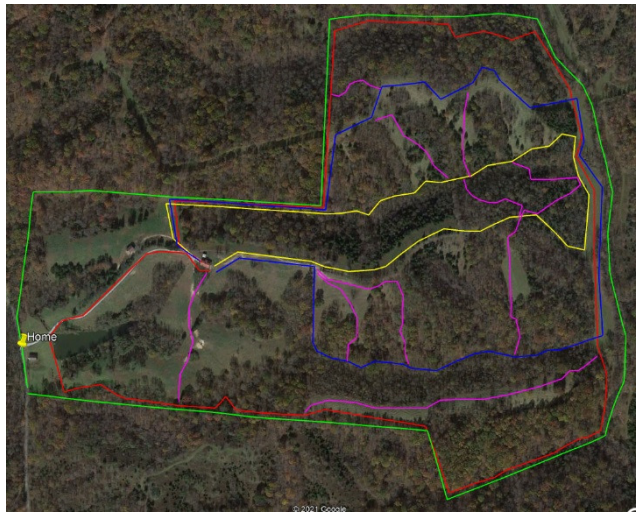




**Property Boundaries**



**Pastures**



**Trails**