

1795 MUIR STATION ROAD

Lexington, Kentucky

25 +/- Acres



Offered Exclusively By



www.kyhorsefarms.com

518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657

Excellent location just over two miles from historic Paris Pike and minutes from the Kentucky Horse Center and the Kentucky Horse Park.

Renovated 1,560 +/- square foot three bedroom, one bath farm house which has random-width hardwood floors throughout and a relatively new heat pump.

Horse improvements include a 12 stall horse barn, a frame run-in shed, and four paddocks/fields.

Additionally, there is a unique—roughly 70% completed—6,000 square foot brick structure originally designed for an animal shelter with approximately 1,150 square feet of living area. Interior drywall, lighting, loads of cabinets, and roughed-in plumbing as well as tile and concrete floors are already in place. Building could be modified for other uses in the agricultural-rural zone.

IMPROVEMENTS:

- 1,560 square foot three bedroom, one bath farm house. Newly installed random-width hardwood floors throughout. Large eat-in kitchen, sunken living room, laundry room in bath, heat pump, two car attached garage, and brick front porch.



- 12 stall barn with stalls measuring 12' x 12' and loft over stalls.
- Frame run-in shed.



- 6,000 square foot auxiliary building. Approximately 70% completed brick building originally designed for a small animal shelter with approximately 1,150 square feet of living area. The living quarters have ceramic tile floors, recessed lighting, masonry fireplace in large great room with lots of cabinetry plus one bedroom and roughed-in full bath.

The clinic/shelter area has interior walls, two roughed-in baths, lighting, cabinetry, ceramic tile, and concrete floor.



NOTE: This building was constructed at considerable expense—but was given little value in the pricing of this property. Building could be modified for other uses with the agricultural-rural zone.

Information contained herein is believed to be accurate but is not warranted.

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PRICE: \$550,000.



**Agent: Bill Justice
(859) 294-3200**

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STATION ROAD

42°05'00" E - 873.80'
36' JTL ESMT 129.54'
50' ROW

1775

25°25'00" W - 1274.80'

2

25.00 ACRES

FLOODPLAIN
(SOIL TYPE)
FROM L.F.U.C.G.
MAPPING

AVON

TRIBUTARY

155° - 1474.54' S
140°10'16" W - 222.37'

127°44'14" W - 708.25'

127°00' W - 516.20'

140°00' W - 516.20'

IP