

BRUNACINI FARM

89 +/- Acres

Carrick Pike

Georgetown, Scott County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



Located in the heart of Kentucky's horse country, Brunacini Farm is in Scott County at the Fayette County line and 10 miles north of Lexington and in close proximity to the Kentucky Horse Park and Fasig-Tipton. With tremendous road frontage on Mt. Horeb and Carrick Pike, the farm, which is suitable for any discipline, has been wisely deeded into five distinct tracts from 5-38 acre parcels.

Adjoining Bill Harrigan's Miacomet Farm and across the road from the recently renovated and historic Arcadia Farm, the centerpiece of the farm is its breath-taking 12 acre lake. Fully-fenced for horses, its improvements include a large 16-stall broodmare barn (inclusive of 2—16' x 18' foaling stalls). This lovely barn also includes an oval-shaped 29' x 56' indoor exercise area, an office with half bath, and tack and feed rooms. This barn features tongue and groove ceiling and stalls. Adjacent to the broodmare barn is a 42' x 60' metal Morton building with concrete floor.



Offered Exclusively By

Price: \$1,625,000.



**Bill Justice
859-255-3657**

www.kyhorsefarms.com

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



MT. HOREB RD.

5.19 Acres

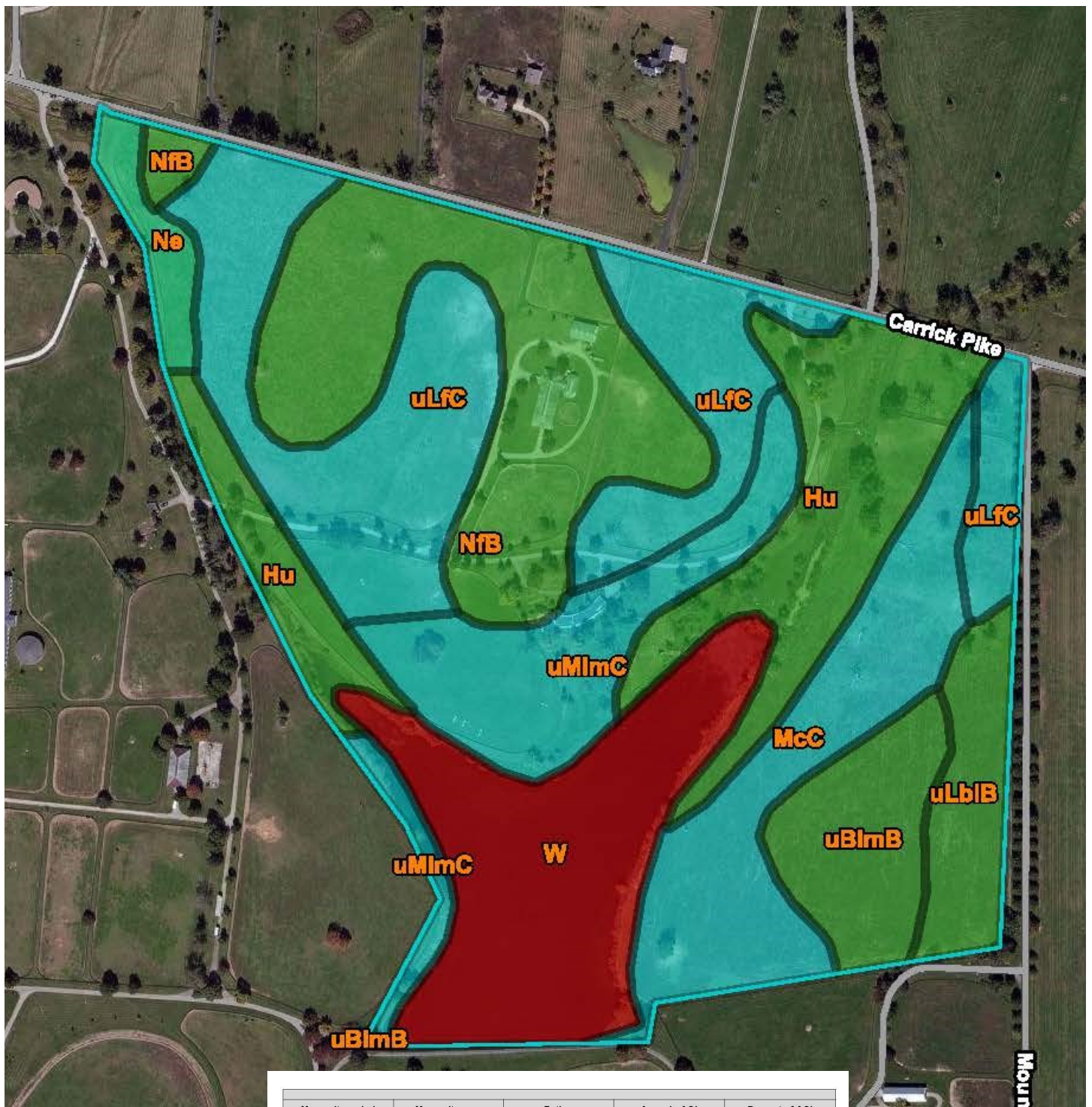
19.69 Acres

CARRICK PIKE

7.58 Acres

18.41 Acres

38.40 acres



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	12.5	14.3%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	9.6	10.9%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	1.7	2.0%
NfB	Nicholson silt loam, 2 to 6 percent slopes	All areas are prime farmland	15.3	17.4%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	5.0	5.7%
uLbIB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	3.8	4.3%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	18.7	21.3%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	8.4	9.6%
W	Water	Not prime farmland	12.6	14.4%
Totals for Area of Interest			87.6	100.0%