

# 3435 PEGASUS LANE

(Just Off Mt. Horeb Pike)

## 15.8 ± Acres

Lexington, Fayette County, Kentucky



Located just 3.2 miles from Iron Works and only 5 miles to the entrance of the Kentucky Horse Park, this 15.8 acre horse farm is suitable for any discipline. The show horse world will truly appreciate its quality improvements and great location in the immediate area of Kessler Show Stables, Six Winters, and the newly developed Lagado Farm at Mt. Horeb. It would also be an excellent thoroughbred sales prep facility with its 26– stall horse barn with jog around and six horse Swedish Walker. Improvements include an office/groom’s quarters with full bath in the barn; and currently under construction– a two bedroom, two bathroom Morton Building.

*Offered Exclusively By*



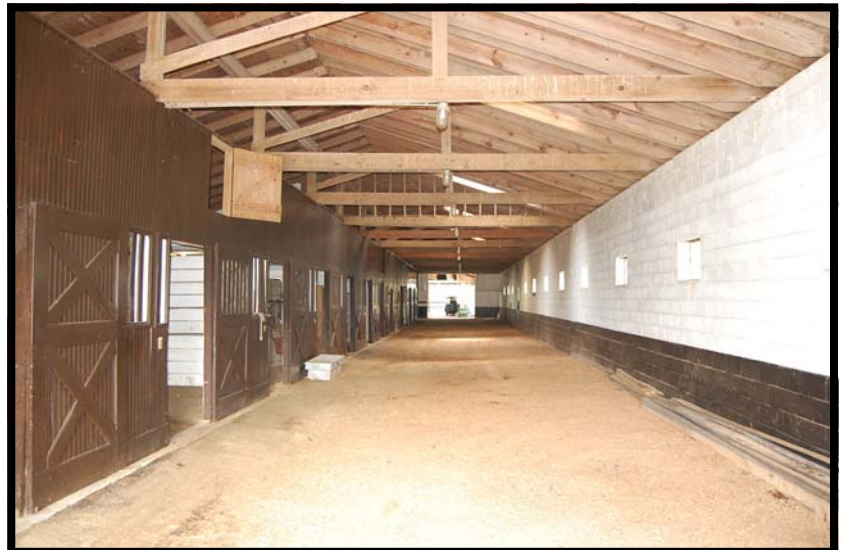
[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

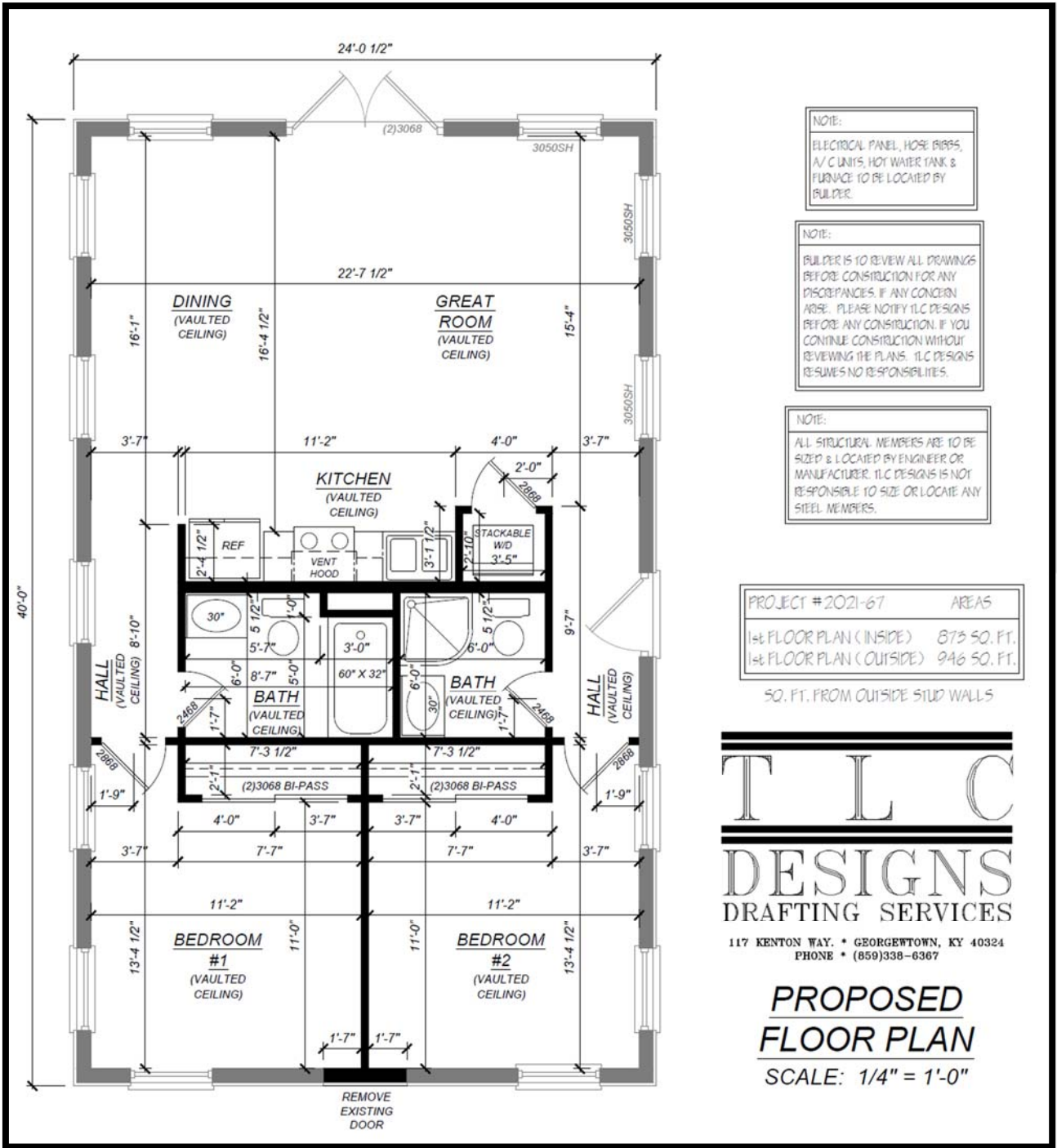
518 East Main Street, Lexington, Kentucky, 40508 (859) 255-3657



## **26- STALL BARN**

- 16- stalls in concrete block section
- Contains a full jog around.
- Stalls measure 12' x 12' (one stall measures 24' x 26.5' which could be 4-stalls).
- Groom's quarters/office with full bath.
- Paneled office with half bath
- Feed, tack, and storage rooms.
- 10- stalls in adjoining frame section.
- Stalls measure 10' x 11.5'
- Foaling stall measures 11.5' x 20'
- Partial loft over 12' aisle
- Rear doors
- Padded wash bay
- Rear of barn contains a 12.5' x 25' covered van storage
- 13' x 16' storage building





### Morton Building

- 960 square feet
- Two bedroom, two bathroom
- Under construction (pricing reflects being finished)



- Six Horse Swedish Walker
- 5 Fenced Paddocks
- City Water

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**PRICE: \$995,000.**

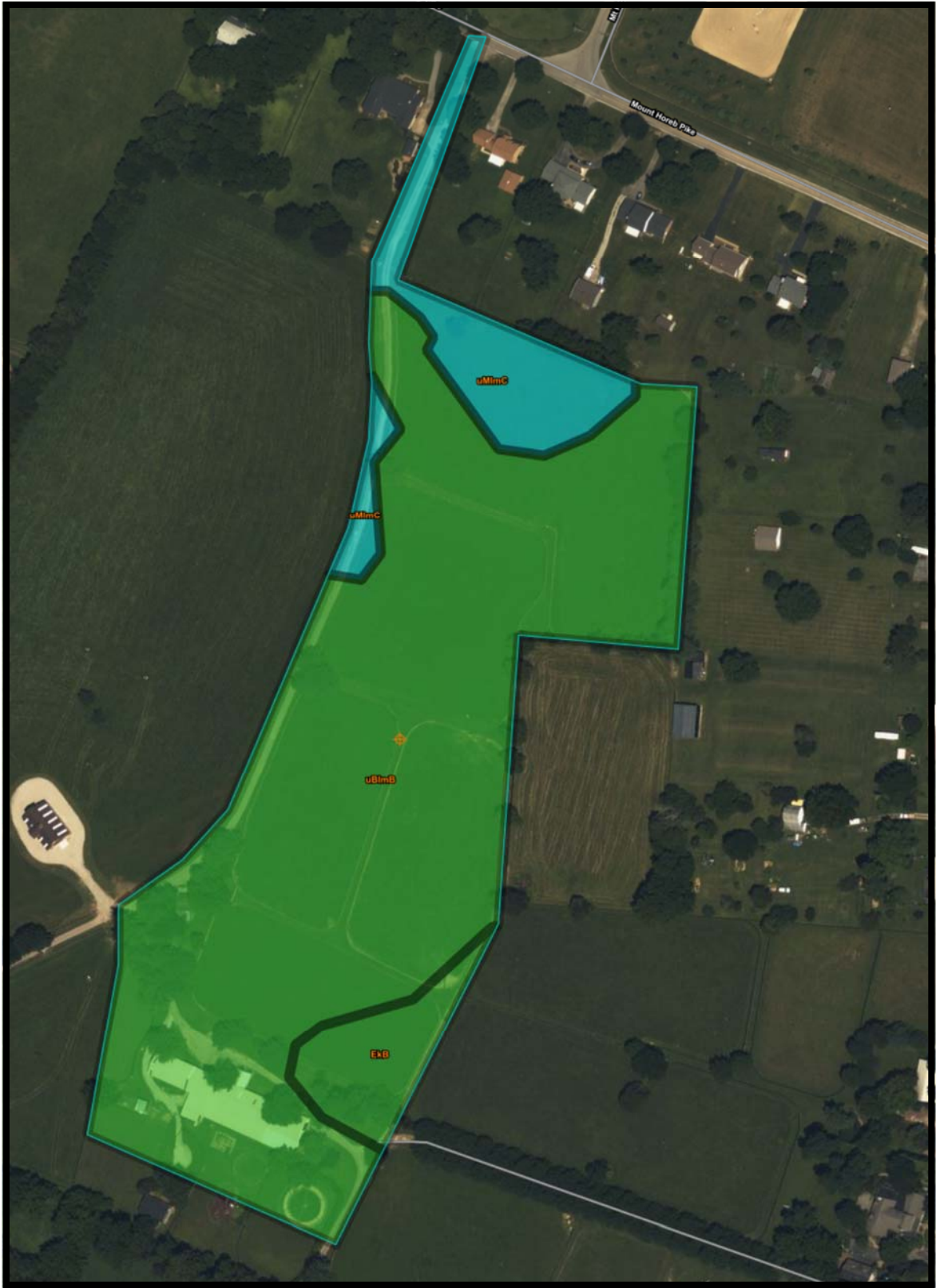
**Bill Justice  
(859) 255-3657**

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# 3435 Pegasus Lane, Lexington, Kentucky, 40511





Summary by Map Unit – Fayette County Area, Part of Fayette County, Kentucky (KY643)					
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI	
EkB	Elk silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.9	6.0%	
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	12.4	83.1%	
uMmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	1.6	10.9%	
<b>Totals for Area of Interest</b>			<b>14.9</b>	<b>100.0%</b>	