

MAHOGANY HILL FARM

DANVILLE, KENTUCKY

94 ACRES



\$795,000

Offered Exclusively By:



CARRIAGE GATE, LTD.
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www.bluegrasshorsefarms.com

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WELCOME TO MAHOGANY HILL FARM

Located in one of the finest communities in Central Kentucky Mahogany Hill Farm represents a complete equestrian facility. As you drive down the driveway past the plank fence and green fields you come to an enchanting home that is right out of a fairy tale. The English Tudor home has all the exterior detailing and wonderful privacy to make you think you were in the English countryside.



The circular driveway invites you into a 3300 square foot home with 5 bedrooms and 3 bathrooms.



The home boasts of Old World Charm with its lovely Tudor windows and crystal sconces and chandelier. The formal living room with fireplace and dining room are ready for entertaining, while the cozy den with built in bookshelves is a perfect place to relax by the fire .

FARM & EQUESTRIAN IMPROVEMENTS



In the rear of the home is ample parking. The farm has paved roads to the barns.



A truly turnkey facility this farm is complete with a 22 stall barn, feed room, wash bay, hay and shavings storage and an office ready to do business.



There are two more barns each housing 8 stalls each, hay storage, water and electric. Also there is no shortage of workshop or equipment storage space.



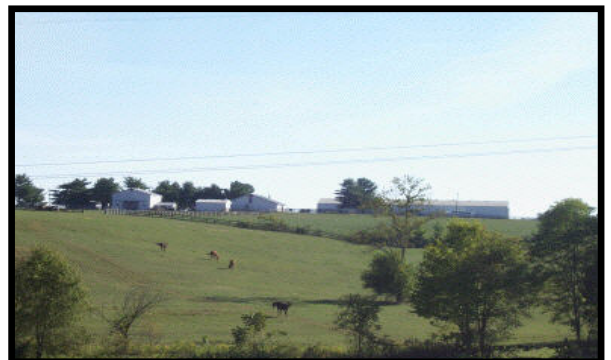
FARM & EQUESTRIAN IMPROVEMENTS



The farm is completely fenced with 4-plank and wire with sight board fencing. There are 7 paddocks and 5 fields of good soil and grasses. Nine Nelson waterers are ready to quench the equine thirst.



This wonderful property has all the space for pasture rotation and produces very good hay.





Natural
Conservation

Web Soil Survey 2.0

4/15/2

SOIL MAP MAHOGANY HILL FARM

Map Unit Legend

Boyle and Mercer Counties, Kentucky (KY606)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CmB	Chenault gravelly silt loam, 2 to 6 percent slopes	10.8	11.2%
EkB	Elk silt loam, 2 to 6 percent slopes	5.8	6.1%
LoD	Lowell silt loam, 12 to 20 percent slopes	22.3	23.1%
MaB	Maury silt loam, 2 to 6 percent slopes	3.6	3.7%
TIB	Tilsit silt loam, 2 to 6 percent slopes	23.3	24.2%

Garrard and Lincoln Counties, Kentucky (KY618)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
JeB	Jessietown silt loam, 2 to 6 percent slopes	0.1	0.1%
TIB	Tilsit silt loam, 2 to 6 percent slopes	29.8	30.8%
W	Water	0.9	0.9%
Totals for Area of Interest (AOI)		96.6	100.0%



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TN
 MN (4.7°W)

Scale 1 : 5,200
 0 125 250 500 1000 ft
 0 40 80 120 160 200 m
 1" = 433.3 ft Data Zoom 14-4

TOPOGRAPHY MAP MAHOGANY HILL FARM