

FOR SALE

**215 Bradley Lane
Lexington, Kentucky**

KENTUCKY.....THE HORSE CAPITAL OF THE WORLD!



The Perfect Small Horse Farm! 33 acres, 3 barns, 15 stalls, 9 plank fenced paddocks, 6 horse EquiGym and much more! Located very near Masterson Station Park and minutes from the Kentucky Horse Park. This unique horse farm property includes the Main Barn which is a beautifully constructed concrete block show barn with 9 stalls, wash stall, heated/cooled paneled office and separate feed room, center aisle loft, 14' x 13' stall rubber matted stalls, 14 ft brick paved aisleway, and Lucas style interior and exterior doors. Barn 2 consists of 3 stalls completed with antique wood interiors, a large storage area and upper loft area that could be converted to a small apartment. Barn 3 is a 3-stall shedrow barn with tack and feed rooms. Other amenities include, a 60' round pen, frontage along Town Branch Creek, a cross country jumping area, and the property offers a great opportunity for the construction of a private residence with great location.

Listing Price: \$1,200,000



TOM BIEDERMAN, BROKER
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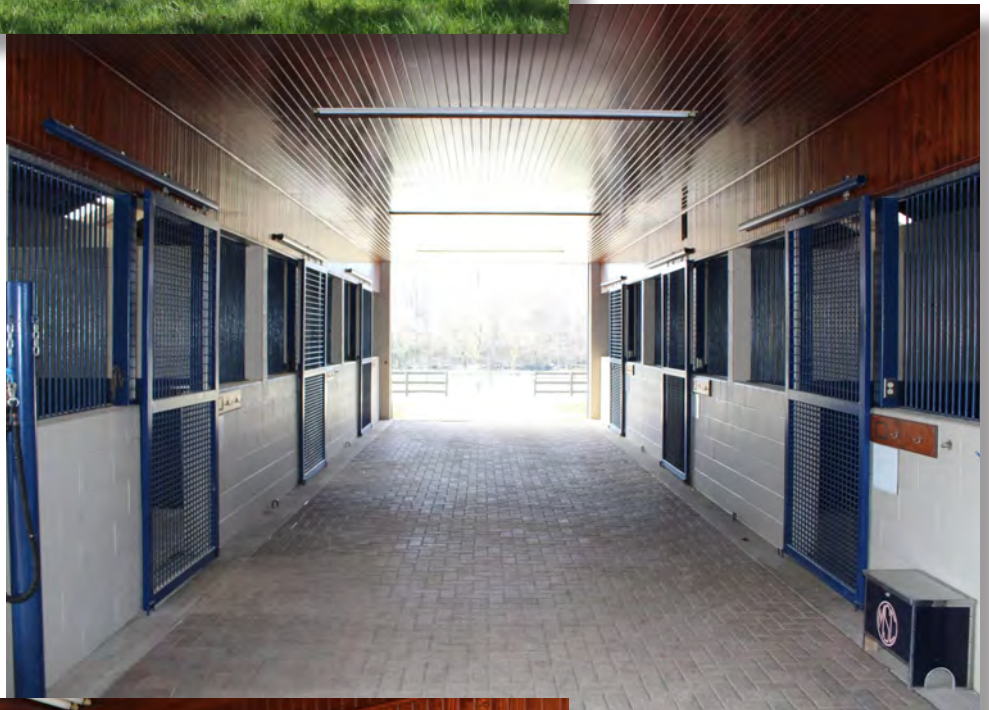
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1076 WELLINGTON WAY
LEXINGTON, KY 40513

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Barn 1

- Custom-built show barn
- 9 stalls, add'l wash stall
- Concrete block construction
- Lucas equine stall fronts & exterior doors
- 14' brick paved aisleway
- Heated paneled office / tack room
- Heated feed room
- Center aisle loft for storage





Barn 2

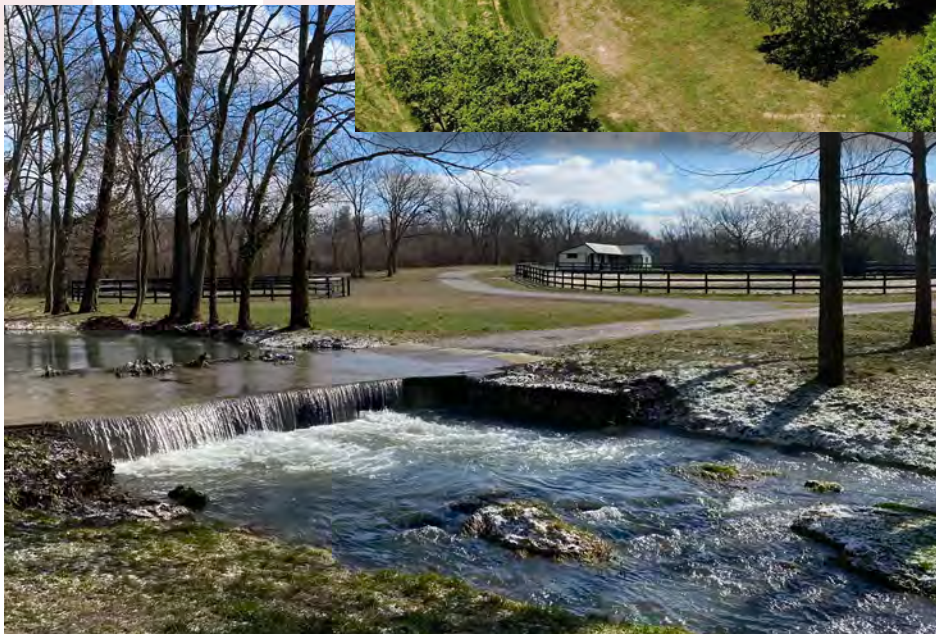
- 3 stalls finished with antique wood from historic farm
- 12' x 35' storage area in the back
- 12' x 35' second floor, which could be converted to an apartment
- 3 fence dog runs with concrete floors (behind barn 2)



Mesh stall fronts and overhang roof allows for excellent air flow



Paddock views
with newly painted
fence and automatic
waterers



ESTATE

Barn 3

3 -stall shedrow barn
with large tack and
feed rooms.



Cross country
jumping area



6 Horse EquiGym
(foreground)
with sand footing.

60' gravel dry lot
or round pen



Town Branch creek runs
along entire southern
border of property





Surrounded by Darby Dan farm on 3 sides. Very close to Masterson Station Park, and Leestown Road



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both buyers and sellers, with the utmost responsibility.
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abilities to provide successful transactions for all parties.***

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