



4119 W. Leestown Road
70.15 Acres± | Woodford County
\$1,600,000

Offered Exclusively By:

KIRKPATRICK & CO.

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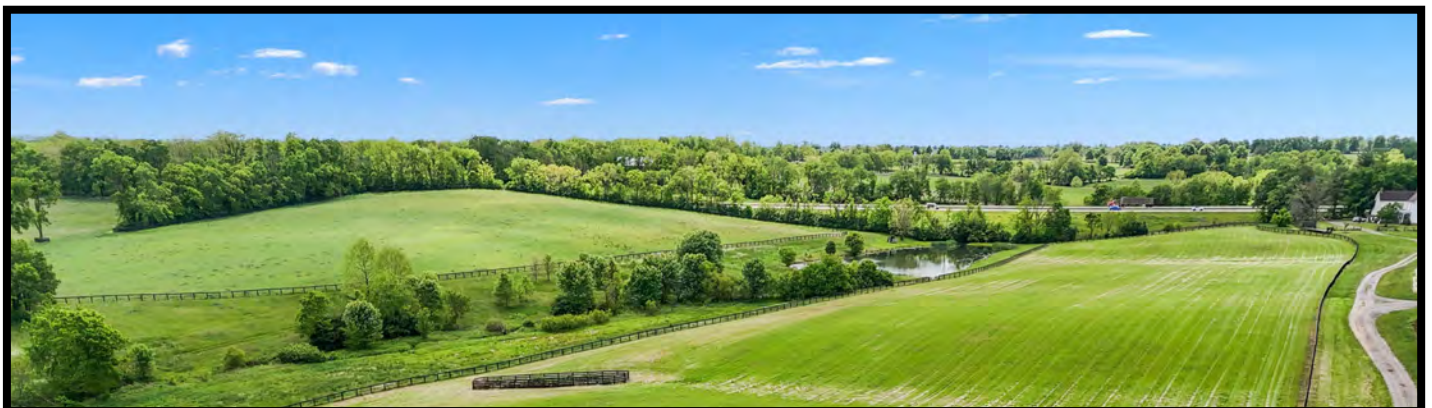




With 70 acres of gently rolling farmland in the Bluegrass, this beautiful setting could lend itself for you to design your dream home.

Currently used as a hay farm, the property features terrific soils, an 8-bent tobacco barn, metal storage garage, run-in shed, horse barns, etc. There is a small pond near the back, wooded areas and 4 large fenced fields. Electricity and water are already connected. Driveway is an easement.

Wonderfully-located within seven miles to the Kentucky Horse Park and just minutes to downtown Midway.









All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification is strongly advised. The listing broker or broker associates recommend interested parties, prior to closing, perform a complete property inspection (including but not limited to environmental assessments and percolation tests as may be necessary for BUYER'S intended use of the property) have the land surveyed by a licensed surveyor, the title searched and inspected by an attorney and any and all legal questions or concerns directed to legal counsel. The broker or broker associates will not advise on matters outside the scope of their real estate license.

4119 W. Leestown Road, Midway, Woodford County, KY— 70.149 Acres±

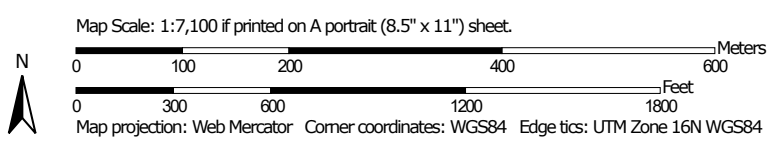


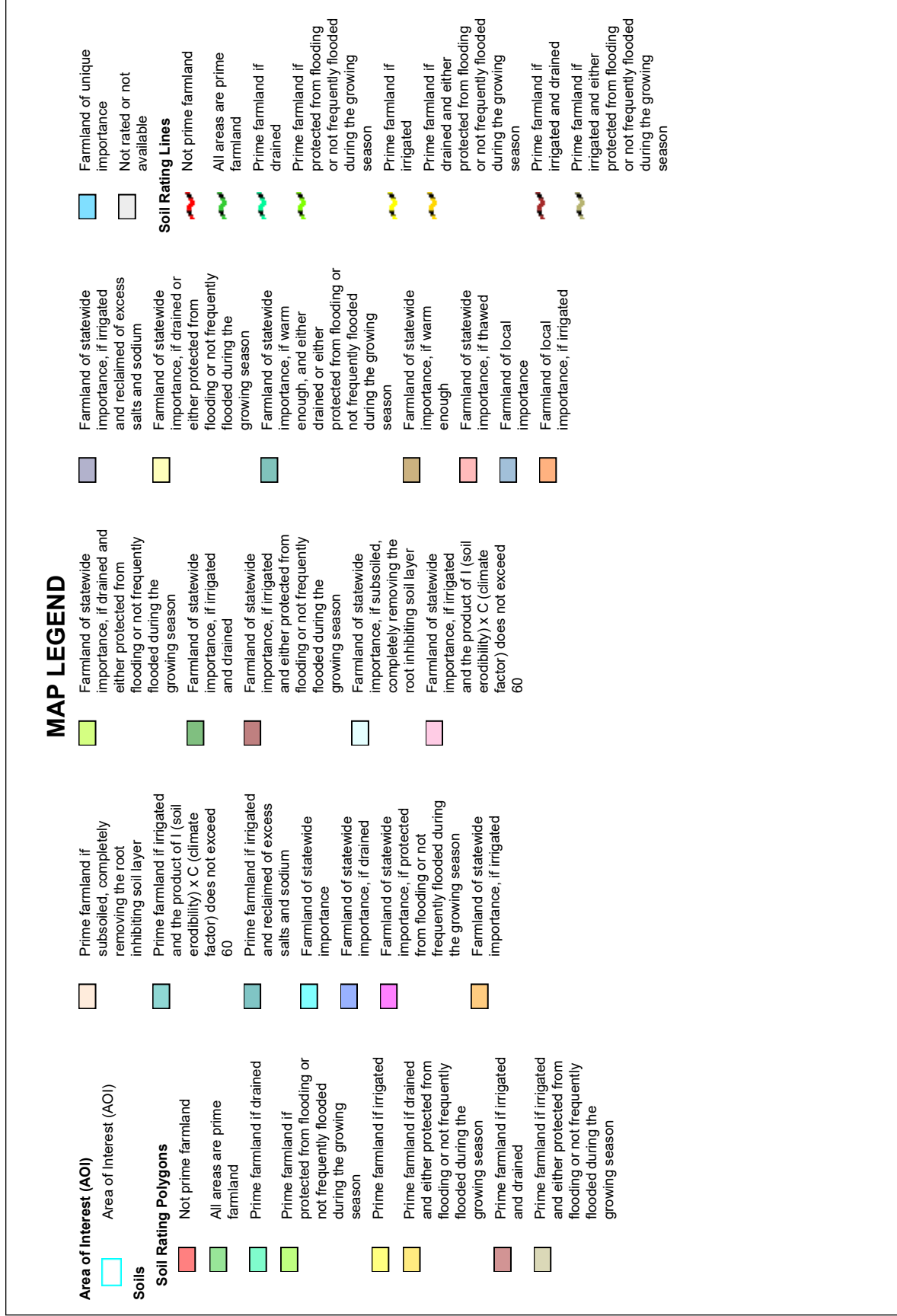
Property boundaries are only approximations and do not represent actual property lines. This is for illustration purposes only.

Farmland Classification—Jessamine and Woodford Counties, Kentucky
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Soil Map may not be valid at this scale.





Farmland Classification—Jessamine and Woodford Counties, Kentucky

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of unique importance		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Not rated or not available		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if thawed		Prime farmland		Farmland of statewide importance, if irrigated and drained
	Farmland of statewide importance		Farmland of local importance, if irrigated		Not prime farmland		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if drained		Farmland of local importance		All areas are prime farmland		Prime farmland if irrigated
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of local importance, if irrigated		Prime farmland if drained		Prime farmland if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if completely removing the root inhibiting soil layer		Farmland of local importance, if irrigated		Prime farmland if irrigated and drained		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if frequently flooded during the growing season		Farmland of local importance, if irrigated		Prime farmland if irrigated and drained		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of local importance, if irrigated		Prime farmland if irrigated and drained		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

	Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance
	Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Not rated or not available
	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Water Features
	Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Streams and Canals
	Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed		Transportation
			Farmland of local importance		Rails
			Farmland of local importance, if irrigated		Interstate Highways
					US Routes
					Major Roads
					Local Roads
					Background
					Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jessamine and Woodford Counties, Kentucky
 Survey Area Data: Version 21, Sep 8, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 27, 2019—Sep 22, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

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	12.4	17.1%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	11.5	15.9%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	12.2	16.8%
uAsrB	Ashton silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	0.1	0.1%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	20.0	27.7%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	16.1	22.3%
Totals for Area of Interest			72.3	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower



SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

For use only by members of Bluegrass REALTORS®

PROPERTY ADDRESS: 4119 W Leestown Rd, Midway 40347

DATE: 05/02/2026

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

	Yes	No	Unknown
1. MAIN RESIDENCE – HOUSE SYSTEMS			
Are you aware of any problems affecting:			
(a) Electrical wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Plumbing/Septic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Pool/Hot tubs/Sauna.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any defects or problems relating to the foundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof ever been repaired?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Do you know of any problems with the roof.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(If yes, seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
5. DRAINAGE			
(a) Is this property located in a flood plain zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. BOUNDARIES			
(a) Have you ever had a survey of your property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries of your property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are the boundaries of your property marked in any way?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Any improvements shared in common with adjoining or adjacent properties?....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. HOMEOWNER'S ASSOCIATION			
(a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. WATER			
(a) Are all the improvements connected to a public water system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) IF NOT, please state your water sources and explain.			
(c) Has your water system ever gone dry? If yes, explain.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any problems with your water lines and/or waterers?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Is your water supply shared with anyone else?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. AUXILIARY HOUSES			
(a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Were any auxiliary houses built before 1978?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(If yes seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
10. BARNS/OUTBUILDINGS			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Yes No Unknown

11. UTILITIES

- (a) Are you aware of the location of the following underground utilities?
 - 1) Water lines Yes No Unknown
 - 2) Electric lines..... Yes No Unknown
 - 3) Natural Gas/Propane Yes No Unknown
 - 4) Telephone lines Yes No Unknown
 - 5) Septic/Field lines..... Yes No Unknown
- (b) If you answered yes to any of the above, can you furnish a diagram of same? Yes No Unknown

12. MISCELLANEOUS

- (a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? Yes No Unknown
- (b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?..... Yes No Unknown
- (c) Are you aware of any Radon test being performed on this property? Yes No Unknown
- (d) Are you aware of any existing or threatened legal action affecting this property? Yes No Unknown
- (f) Are there any assessments other than property assessments that apply to this property?..... Yes No Unknown
- (g) Are you aware of any damage due to wood infestation?..... Yes No Unknown
- (h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? Yes No Unknown
- (i) Are you aware of any underground storage tanks?..... Yes No Unknown
- (j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? Yes No Unknown
- (k) Are you aware of any dumps on the property, present or past?..... Yes No Unknown
- (l) Are any sink holes being used as a dump? Yes No Unknown
- (m) To your knowledge, has the property been used for anything besides agricultural purposes? Yes No Unknown
- (n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? Yes No Unknown
- (o) Have you ever had a soil analysis done?..... Yes No Unknown
If yes, by whom and when.
- (p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? Yes No Unknown
- (q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?..... Yes No Unknown

13. If the answer was "yes" to any of the above questions, please explain.

[Empty box for explanation]

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS INFORMATION IS PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.

[Seller signature and date/time box]

[Seller signature and date/time box]

IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTICE TO THE BUYER THAT THE SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS FORM.

BROKER/AGENT: *Robin Owens* [dotloop verified stamp] DATE: _____ TIME: _____

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

[Buyer signature and date/time box]

[Buyer signature and date/time box]

If you have specific questions please consult an attorney. Bluegrass Realtors disclaims any and all liability that may result from your use of this form.