



3945 W. Leestown Road
121 Acres± | Woodford County
\$4,999,999

Offered Exclusively By:

KIRKPATRICK & CO.

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This thoughtfully designed, gated, turnkey horse farm has been incredibly well updated from housing to barns to fencing.

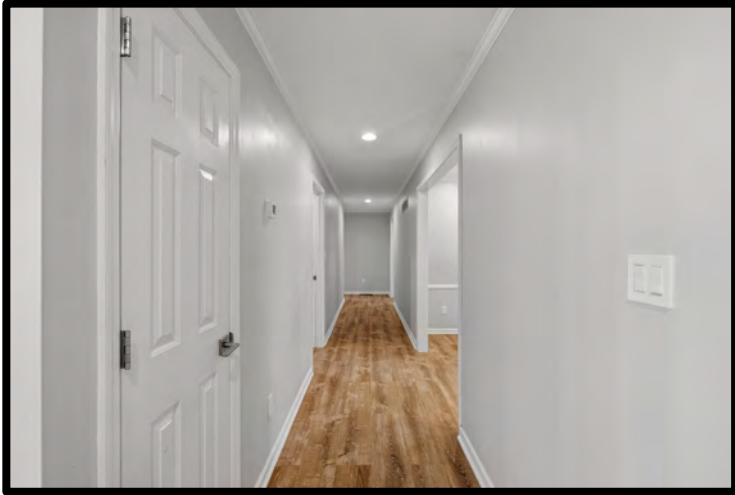
The 121 immaculate, lush acres contains 17 V-Mesh fenced paddocks and five fields, many large run-in sheds and automatic waterers.

There are three barns with a total of 54 stalls -- a tobacco barn that has been converted to include 18 (14 x 14) stalls, covered hay storage, attached office, breeding shed, lab, studio apartment with additional storage. Two barns offering 12 x 12 stalls, and four foaling stalls and another 36 stalls and a large storage barn.

In addition the farm has a Kraft covered Euro-cisor, round pen and brand new state of the art, 110 x 220 indoor arena with large viewing room and roll up windows for awesome ventilation. Housing includes a farm managers house and two tenant houses.













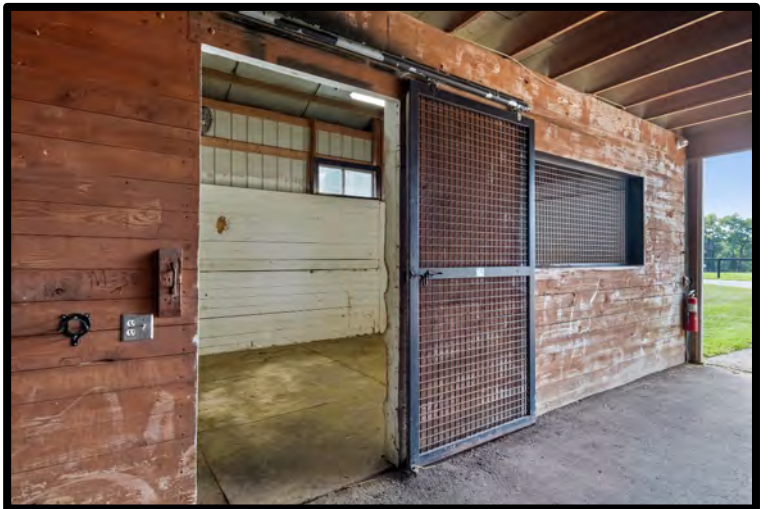








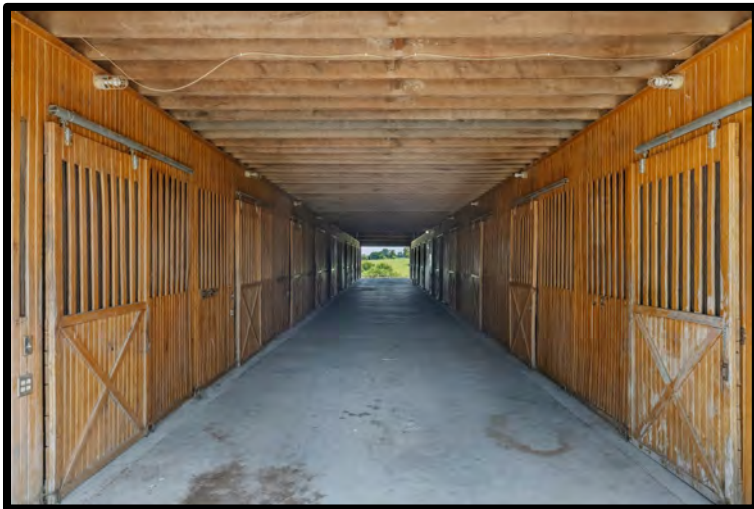














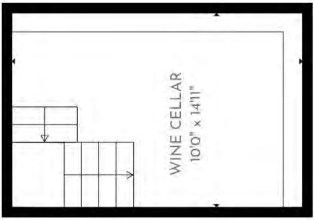


All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification 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.

3945 W. Leestown Road, Midway, Kentucky
Main House



1st floor



Basement

TOTAL: 2585 sq. ft
Basement: 0 sq. ft, 1st floor: 2585 sq. ft
EXCLUDED AREAS: WINE CELLAR: 174 sq. ft, ROOM: 174 sq. ft, GARAGE: 341 sq. ft,
SCREENED PORCH: 114 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

3945 W. Leestown Road, Midway, Kentucky
Barn/Studio Apartment/Lab



TOTAL: 3543 sq. ft
1st floor: 3543 sq. ft

3945 W. Leestown Road, Midway, Woodford County, KY— 121.13 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

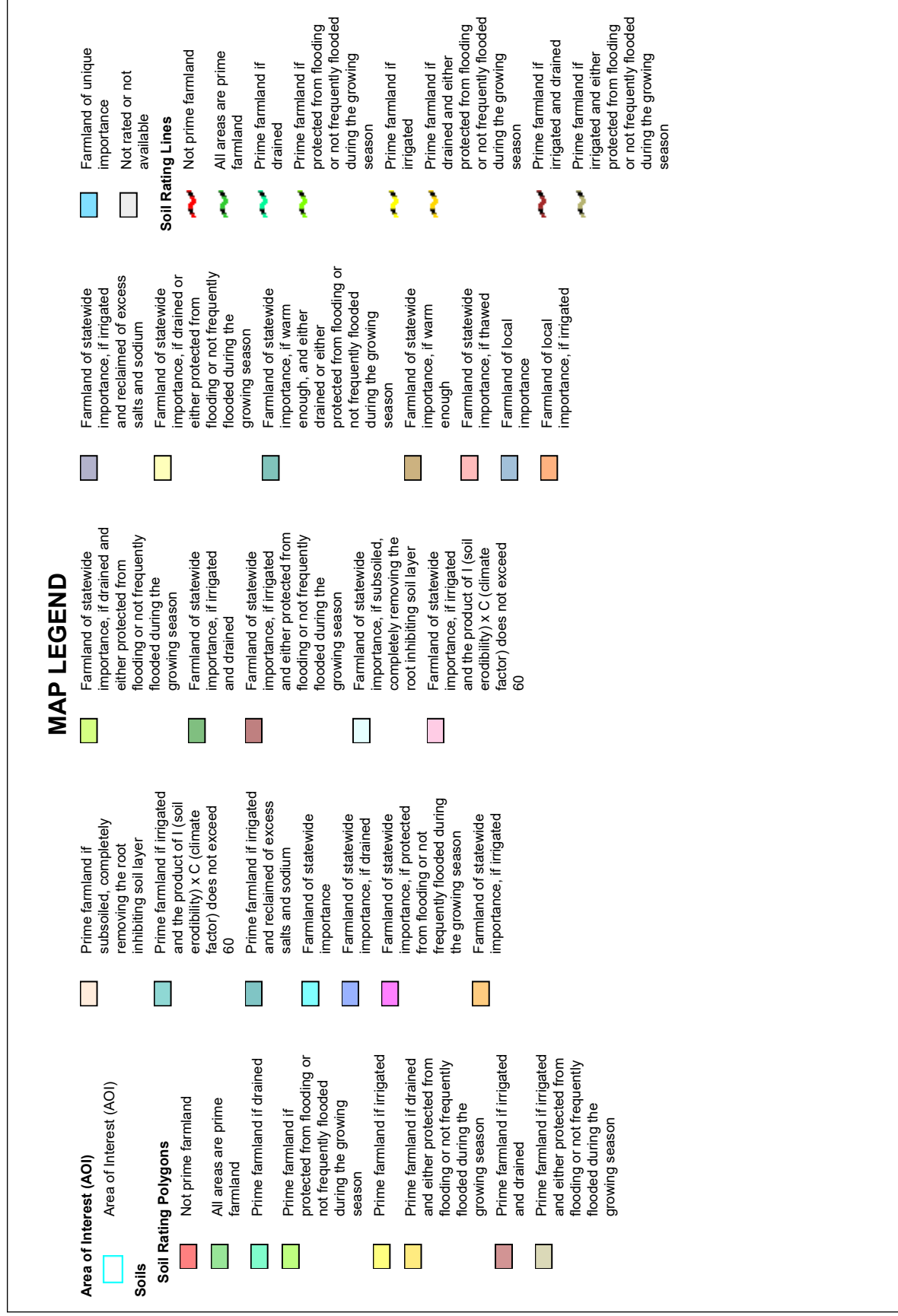
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**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

5/4/2026
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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 statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		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		Soil Rating Points		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		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		Not prime farmland		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		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		All areas are prime farmland		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Prime farmland if irrigated		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		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 warm enough		Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated				Farmland of local importance		Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
					Farmland of local importance, if irrigated		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		



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	5.7	4.7%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	6.0	4.9%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	1.1	0.9%
uAsrB	Ashton silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	0.0	0.0%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	70.3	57.7%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	38.6	31.7%
Totals for Area of Interest			121.8	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

