

Payson Stud

142± ACRES Lexington, KY



We are honored to present historic Payson Stud available for purchase. This legendary farm property consists of 142 acres along the famed Paris Pike in Lexington, Kentucky and is the epicenter of the Central Kentucky Bluegrass region. Anchored by the iconic 1850 John McMurty built Greek Revival Mansion, featuring 2 ½ stories and 8200 square feet that are currently undergoing a total renovation while thoughtfully preserving the unique history of the property and outbuildings. Included in the 10 acre curtilage surrounding the Mansion is a beautifully restored 1550 sqft 2 story brick residence (c.1850) with additions, and The Cottage, an elegantly renovated 1600 sqft brick residence—a favorite of the former property steward Virginia Kraft Payson. (The 10.7 acres with Main Residence and guest houses may be purchased separately, with inquiries directed to the listing agent.) The 132 acre improved horse farm portion has a secure place in the history of Kentucky's signature horse industry as the former home of champions from several breeds, including Classic and Kentucky Derby winners throughout the years. With 4 excellent barns housing over 77 stalls, 2 large run in sheds, 4 large fields, and 16 paddocks, the property is well designed and equipped for raising top quality horses. This is a generational opportunity to purchase a property steeped in the history of the Thoroughbred and one that has been completely and thoroughly renovated to present a truly unique turn-key opportunity to a discerning new steward.

Listing Price: \$18,900,000



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Lexington, KY 40513



*Completely
renovated
8200 sqft
Greek Revival
Mansion circa
1850, designed
and built by
John McMurty*





*Re-imagined
in-ground pool
with outdoor
kitchen, covered
patio area with
ceiling fans,
equipment
room and half
bathroom*





*Barns A and B
12 14' x 14'
stalls, lab with
half bath and
16' center aisle*

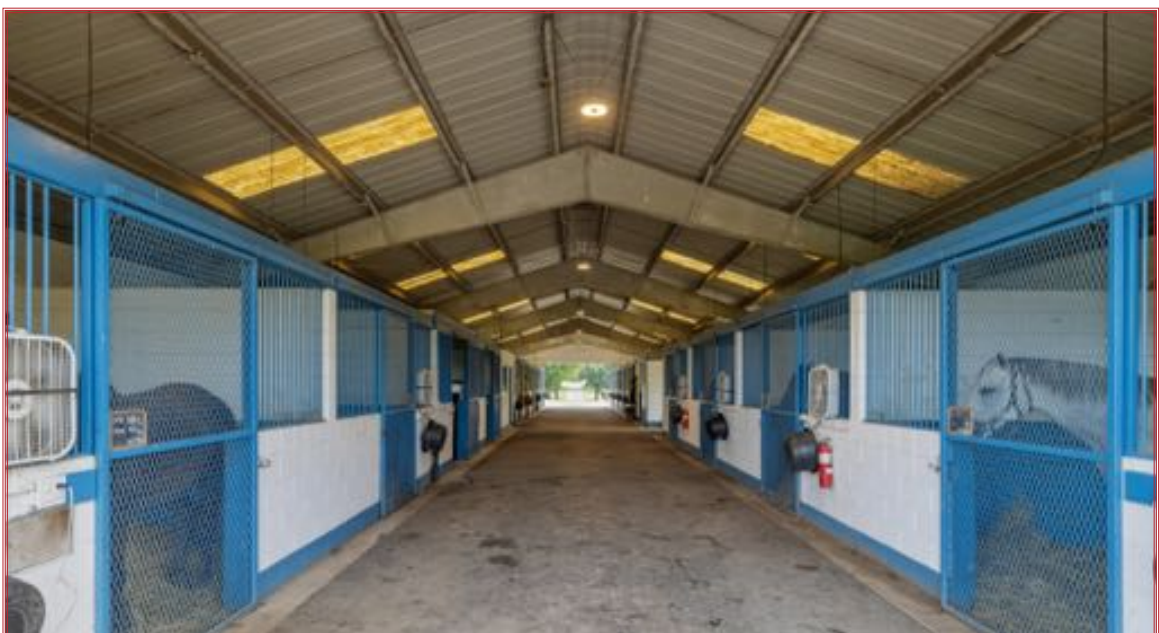


Barn A





*Barn C
27 stall concrete
barn with 14' x
14' stalls, tack
room, lab and
wash area*





*The Cottage
Built in the
1850s, its
central gable
and dentillated
cornice echo
those of the main
house*

*Completely
renovated 1600
sqft residence.
Private residence
of Mrs. Payson
during her latter
years*



*Study with
great light,
handcrafted
built-in
cabinetry and
solid wood
paneling*

*Kitchen
with granite
countertops
and stainless
steel appliances*



*Bedroom with
fireplace and
tray ceiling
with recessed
lighting*

*Large en-
suite bath
with vanity
and walk-in
shower*





*Barn D
16 stalls with
foaling stall,
new tack room
and half bath*

*41' x 43'
open center,
formerly
breeding shed
area*



*Storage and
equipment
buildings*



*16 paddocks
and 4 large
fields, all
with new/
renovated oak
fencing*

*Two 40 x 70
run-in
sheds*





*1550 sqft
residence circa
1850, renovated
with additions*

*Kitchen with
oversized
island, wood
beamed
ceilings and
eat-in area*



*Beautiful sun
room with farm
views*



*Living room
with stone
fireplace and
exposed brick
wall*

*Bedroom with
exposed brick
wall and wood
beamed ceiling*





*Views of
barn D*



*All paddocks
and fields are
efficiently
designed
and include
modern
automatic
waterers
and like new
fencing*



*Newly
created water
feature with
stone border,
fountain, and
patio with
trellis*



Farmstead Classification—Fayette County Area, Part of Fayette County, Kentucky



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoB	Donnell silt loam, 2 to 6 percent slopes	All areas are prime farmland	1.2	0.8%
Du	Dunning silty clay loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	0.0	0.0%
EkB	Ek silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.9	0.6%
HoA	Huntington silty clay loam, 0 to 4 percent slopes, clayey substratum, occasionally flooded	All areas are prime farmland	1.5	1.4%
MdB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	5.8	3.9%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	11.9	8.3%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	8.5	5.9%
ScB2	Salvisa silty clay loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	0.0	0.0%
ScC2	Salvisa silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	0.7	0.5%
uBnB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	58.4	41.0%
uLbB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	28.5	20.0%
uLIC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	5.1	3.6%
uMnC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	19.1	13.4%
Totals for Area of Interest			142.7	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



Biederman Real Estate will strive to represent our clients, both buyers and sellers, with the utmost responsibility. Our representatives will always work to our highest abilities to provide successful transactions for all parties.

We Get it Done!



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