

# \$2,495,000 - 4347 Shelby Lane, Lexington

MLS® #24005205

## \$2,495,000

0 Bedroom, 0.00 Bathroom, 4,064 sqft

Land - Farm/Land on 100 Acres

Rural, Lexington, KY

Prime Location! 100+/- Fayette County acres available for purchase, adjacent to Juddmonte, Overbrook and Woods Edge Farms. Currently improved for Three-Day Eventing, the farm features 32 stalls in 2 barns, an outdoor riding arena, a 20m x 60m covered dressage arena, and plenty of pasture space, some of which is being used as Cross Country jump fields. The main residence, built in 1922, features a first floor primary bedroom suite, heart of pine flooring throughout, and 4 upstairs bedrooms. There is also a 2 bed/1 bath cottage and a 3 bedroom/2 bath manufactured home perfect for employees or guests. This property is in a wonderful location and is not conserved by PDR or other conservation easements, which will allow a buyer to divide the property into small tracts if desired. The farm is currently fully leased and provides an income producing opportunity. A great chance to purchase Prime Fayette County real estate!

## Essential Information

MLS® #	24005205
Price	\$2,495,000
Bathrooms	0.00
Square Footage	4,064
Acres	100.00
Type	Land - Farm/Land
Sub-Type	Farm
Status	Active



## Community Information

Address	4347 Shelby Lane
Area	Fayette County SE
Subdivision	Rural
City	Lexington
County	Fayette
State	KY
Zip Code	40515

## Amenities

View	Farm
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## Interior

Heating	Electric, Heat Pump
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## Exterior

Lot Description	Gently Rolling, Level
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## Additional Information

Date Listed	March 21st, 2024
Zoning	AR

## Listing Details

Listing Office	Biederman Real Estate
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