

# \$1,745,000 - 12641 Troy Pike, Versailles

MLS® #25007941

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## \$1,745,000

6 Bedroom, 5.00 Bathroom, 5,700 sqft  
Farm on 32 Acres

Rural, Versailles, KY

Currently being used as a dog breeding facility, this 31-acre farm in the heart of Woodford County has multiple uses and loads of income potential! Sitting on flat/gently rolling Kentucky bluegrass with perimeter plank fencing, 7 paddocks and a gorgeous, converted tobacco barn with 9 brand new oversized stalls, a large, finished tack room/rider's lounge this farm caters to the dog lover or equestrian alike. The breeding business has its own home in a 5200 sq ft building fully equipped with a lobby, lounge, offices, luxury dog suites, multiple procedure rooms, a 1500+ sq ft multipurpose room with double garage doors and a separate wing of inside/outside dog runs. Residences include a 4200 sq ft main home with a large front porch overlooking the pristine fields. The main house has 3 bedrooms and 3 baths as well as two living areas. With its own entrance there is also a 1 bedroom, one bath apartment perfect for an in-law suite or rental potential. In addition, there is a 2-bedroom 1 bath cottage with bonus space that could provide an extra bedroom or office. You must see this farm to appreciate all that it has to offer!

Built in 1999

## Essential Information

MLS® #	25007941
Price	\$1,745,000
Bedrooms	6



Bathrooms	5.00
Full Baths	5
Square Footage	5,700
Acres	31.60
Year Built	1999
Type	Farm
Sub-Type	Farm
Status	Active

## Community Information

Address	12641 Troy Pike
Area	010 - Woodford County
Subdivision	Rural
City	Versailles
County	Woodford
State	KY
Zip Code	40383

## Amenities

Utilities	Electricity Connected, Water Connected
View	Farm

## Interior

Interior Features	Entrance Foyer
Heating	Electric, Zoned
Cooling	Central Air
Fireplace	Yes
Stories	Two

## Exterior

Lot Description	Cleared, Level, Gentle Sloping
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## School Information

District	Woodford County - 10
Elementary	Southside
Middle	Woodford Co
High	Woodford Co

## Additional Information

Date Listed

April 20th, 2025

## Listing Details

Listing Office

Re/max Creative Realty



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