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

MLS® #25007941

## \$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, Heat Pump, Zoned

Cooling Electric, Heat Pump, Zoned

Fireplace Yes

Stories Two

## **Exterior**

Lot Description Cleared, Level, Gentle Sloping

## **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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