
KIRKPATRICK & COMPANY

Is Pleased To Announce
The Offering Of

**1694 Hedden Road
11.6 Acres +/-
Woodford County, Kentucky**



~~\$825,000~~ **Reduced to \$790,000**

Co-listed by:

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Located less than 3 miles from Midway, this wonderful farm is perfect for a small thoroughbred operation or a wonderful hunter-jumper school.



The 1 1/2-story residence sits in a beautiful park-like setting with several mature trees and features a lovely back patio deck and a relaxing glassed-in sun porch with sliding stall doors that are hung with barn hardware.





The living room has large stone fireplace, hardwood floors and beamed cathedral ceiling.



The cozy den is finished with barn siding, brick fireplace, etc. and has adjoining mudroom with laundry.

The dining room has built in cabinets and display areas for treasured mementos.





The bright and cheery kitchen is up-to-date and very functional.



The home has a loft that overlooks the living room and features numerous built-in bookcases.



The master bedroom and full bath are located on the lower level, as well as an additional bath.



There is a second bedroom and bath located upstairs.

The home also features a very nice 2-bedroom guest apartment above a two car garage with an extra storage room.



The property features five paddocks and one field with automatic waterers and excellent land (99.4% Maury) and a converted tobacco barn with three double and seven single stalls.



Soil Map Key

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MIB	Maury silt loam, 2 to 6 percent slopes	All areas are prime farmland	11.1	96.7%
MIC	Maury silt loam, 6 to 12 percent slopes	Farmland of statewide importance	0.3	2.6%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	0.1	0.7%
Totals for Area of Interest			11.5	100.0%