

Horse Woods Haven

88.00 Acres | Adair County, KY | \$1,075,000



HAYDEN  OUTDOORS

Horse Woods Haven

TOTAL ACRES:

88.00

PRICE:

\$1,075,000

COUNTY:

Adair County

CLOSEST TOWN:

Columbia, KY

Presented by



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HAYDEN OUTDOORS®
REAL ESTATE





About This Property

Welcome to 1701 Cooper Ridge Road, a serene 88-acre equestrian estate nestled in the picturesque countryside of Columbia, Kentucky. This meticulously maintained property offers a harmonious blend of modern amenities and rustic charm, making it an ideal sanctuary for horse enthusiasts, aspiring homesteaders, or those seeking a tranquil venue setting.





Activities & Amenities

ATV/Off Road
Campground
Cattle/Ranch
Dairy
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/
Varmint, Small Game & Turkey
Income Producing
Lodge/Resort
Mineral Rights
Orchard/Vineyard
Outbuilding/Barn/Shed/Shop
Recreational Business
Stream/River
Timber
Water Access & Water Rights
Wooded

Land Details

Address: 1701 Cooper Ridge Road,
Columbia, Kentucky 42728, USA
Closest Town: Columbia
Total Acres: 88.05
Zoning: Agricultural
Elevation: 1,000
Topography: Gently Rolling
Vegetation: Pasture and Timber
Pasture Acres: 28
Water Rights: Yes
Mineral Rights: Yes
Estimated Taxes: \$4,204 - 2024
Source of lot size: Survey

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 1512
Bedrooms: 3
Full Bathrooms: 2
Basement: Unfinished
Parking Types:
Carport
Driveway
Outbuildings: 2
Cooling Systems:
Forced Air Cooling
Heating Systems:
Forced Air



Land

Nestled in the rolling hills of Adair County, this 88-acre estate offers a harmonious blend of lush pastures, wooded groves, and top-tier equestrian facilities. Thoughtfully maintained with a hand-weeded, chemical-free approach, the land is both pristine and sustainable, making it an ideal setting for horse enthusiasts, homesteaders, or those seeking a private retreat. The property features a Morton brand barn with a newly installed roof on the front section, an indoor riding arena with premium imported footing, an outdoor hard pack installation 40m (131') x 60m (197') seasoned corral, and smooth 5-strand high tensile wire electric fencing, ensuring a secure and high-quality environment for horses and livestock. Strategically designed with underground electrical systems, high-quality automatic pasture waterers, and an existing septic system for the barn, the infrastructure is well-equipped for both daily use and potential expansion. Unique features such as three man-made labyrinths add a distinctive touch, perfect for meditation, relaxation, or enhancing the property's potential as an event venue. The gently rolling terrain offers excellent drainage, while pockets of mature trees provide natural privacy and shade, creating a versatile landscape suitable for equestrian training, sustainable farming, or even an eco-tourism venture. Despite its secluded charm, the property is conveniently located just 98 miles from Lexington, making it a rare blend of tranquility and accessibility. With 5G connectivity, ample space for additional development, and a breathtaking natural setting, this estate is a turnkey opportunity to own a premier slice of Kentucky countryside.

Improvements

This beautifully maintained estate is thoughtfully designed for equestrian enthusiasts and rural living alike. At its center stands a Morton brand barn with 10 spacious horse stalls, an outdoor hard pack installation 40m (131') x 60m (197') seasoned corral, a newly installed roof, underground electrical, and a septic system for the barn room. An adjacent indoor riding arena with premium imported footing allows for year-round training, while smooth 5-strand high tensile wire electric fencing ensures safe and efficient livestock management. The cozy, well-maintained home is perfectly positioned to capture scenic views of rolling pastures and woodlands, with a new roof adding to its durability. The home also features an unfinished basement with tons of potential, offering flexibility for additional storage, living space, or a custom build-out. 5G fiber connectivity provides modern convenience, and an updated survey ensures clear and accurate property boundaries. This estate is a turnkey opportunity, blending functionality, comfort, and rural charm.





Recreation

Horse Woods Haven is ideal for outdoor enthusiasts, equestrians, and those seeking a peaceful retreat. The indoor riding arena with premium imported footing allows for year-round training and riding, an outdoor hard pack installation 40m (131') x 60m (197') seasoned corral, while the smooth 5-strand high tensile wire electric fencing, provides a secure environment for horseback riding, training, and grazing. Beyond its equestrian amenities, the property's expansive rolling pastures and wooded areas offer endless opportunities for hiking, ATV riding, hunting, or simply exploring nature. A truly distinctive feature of the estate is its three man-made labyrinths, thoughtfully designed to create a serene space for meditation, reflection, or quiet enjoyment of the land. Another stand out feature is the cleared, safe trails around the perimeter of the property for trail riding. Whether looking for active recreation or a place to unwind, this property seamlessly blends adventure, relaxation, and the beauty of rural living.



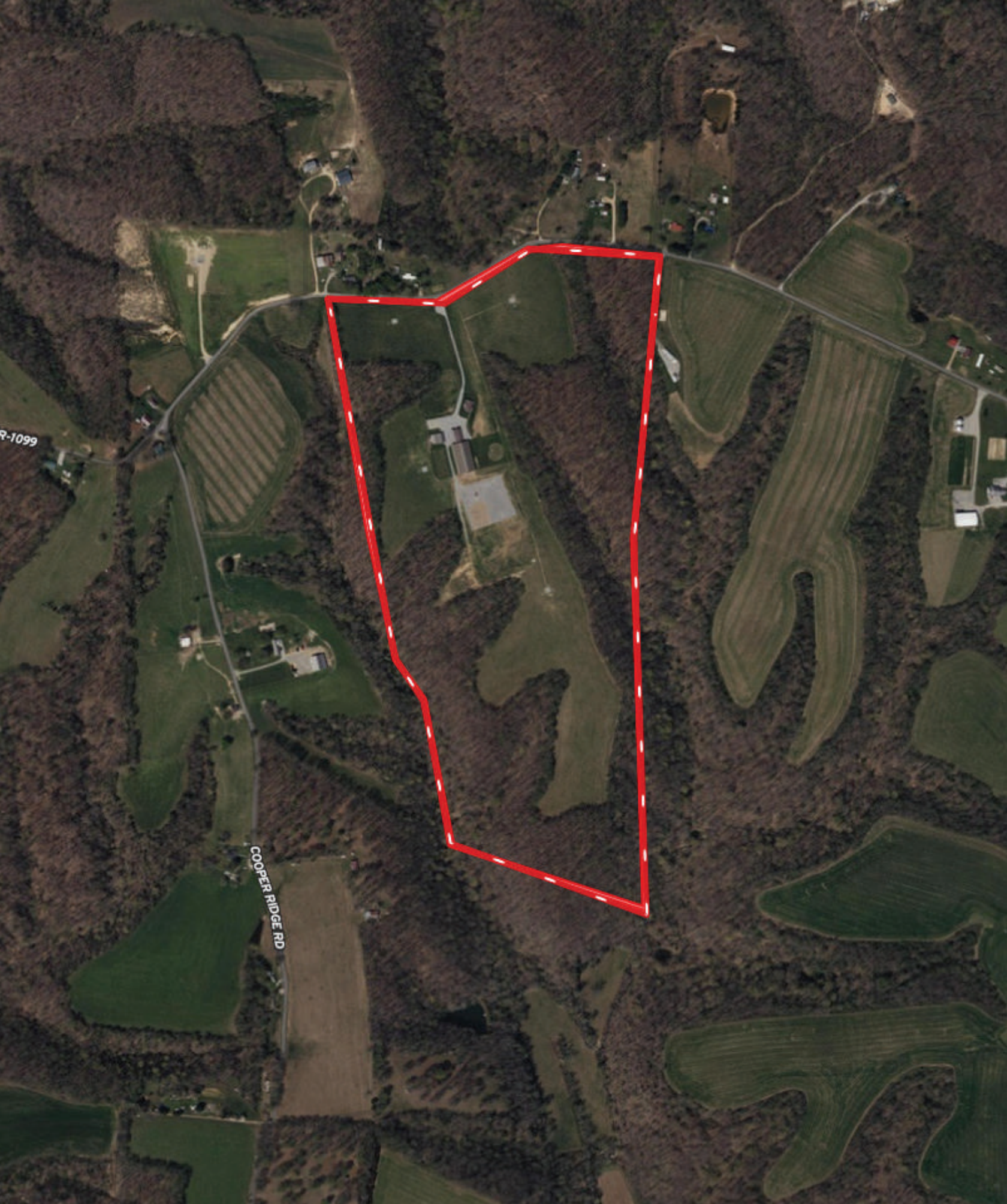
Agriculture

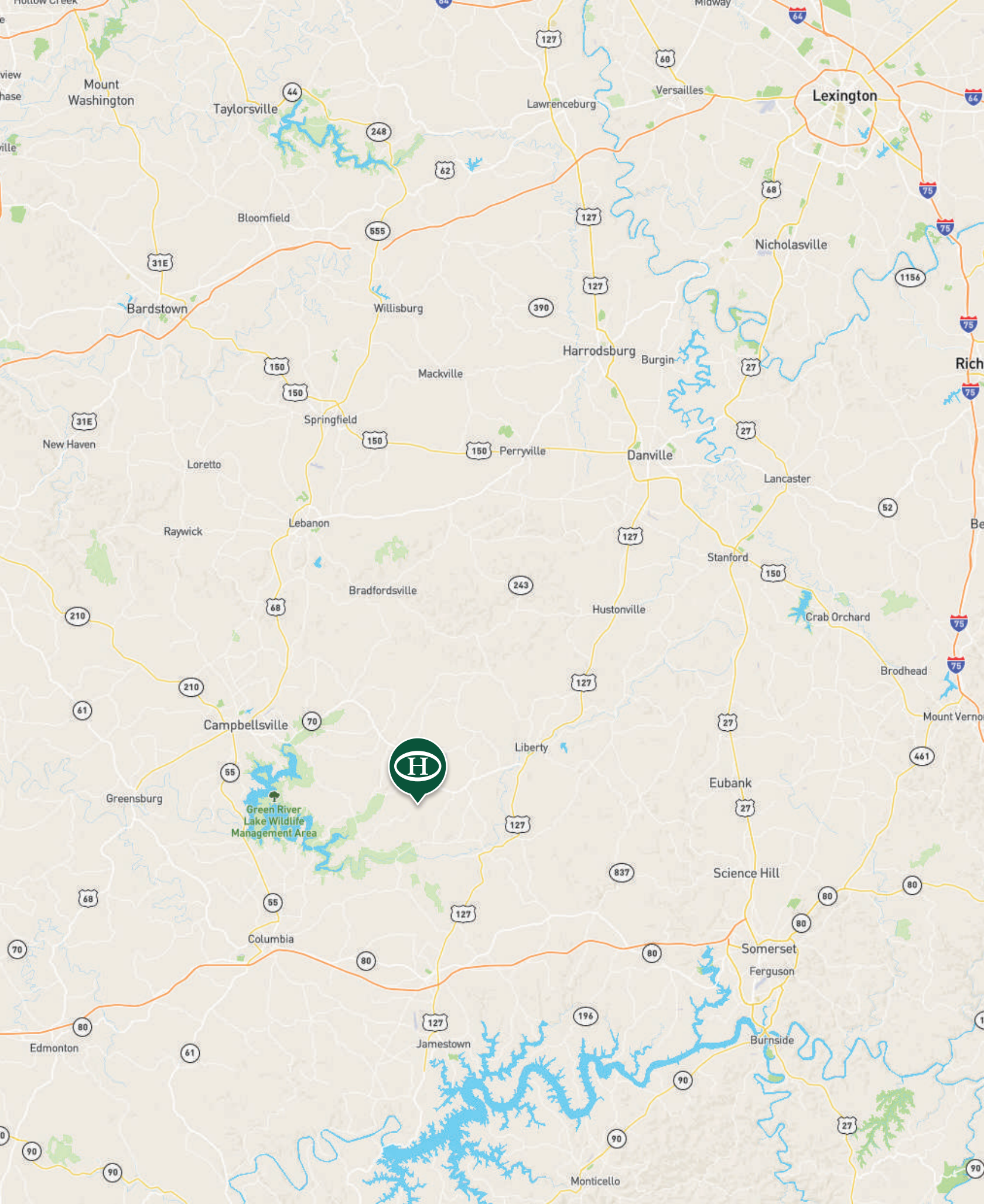
This property offers exceptional agricultural potential, blending well-maintained pastureland, secure fencing, and strategic infrastructure to support a variety of farming and livestock operations. The combination of Kentucky board fencing and five-strand high-tensile fencing provides a safe, durable, and efficient setup for livestock rotation, grazing, and equestrian use. Additionally, pasture watering stations, installed within the last year, ensure consistent and convenient hydration for livestock, enhancing overall farm management.

A major advantage of this estate is the ability to grow and bale your own grass hay, as the current owner does with one of the pastures. This self-sustaining approach reduces feed costs, ensures high-quality forage, and provides greater control over nutritional value and pasture management. With fertile, chemical-free pastures and rolling terrain with excellent natural drainage, the land is well-suited for cattle, horses, or diversified livestock operations. an outdoor hard pack installation 40m (131') x 60m (197') corral seasoned for the past three years, offers endless possibilities as a dedicated jumping area, groundwork space, or a strong base for a future outdoor arena.

Beyond its current use, the property presents abundant opportunities for expansion, with ample space for row crops, orchards, vineyards, or organic farming initiatives. The Morton brand barn with 10 stalls and additional storage areas could easily accommodate boarding, breeding, or a full-scale equestrian training facility. Whether continuing as an equestrian estate, homestead, or multi-use farm, this property provides the infrastructure, land quality, and flexibility needed to bring any agricultural vision to life.









Region & Climate

Located in Adair County, Kentucky, this property is situated in the heart of south-central Kentucky's Bluegrass region, an area renowned for its fertile land, rolling hills, and strong agricultural and equestrian heritage. The temperate climate features warm summers, mild springs and autumns, and cool winters, with an annual rainfall of around 50 inches, ensuring lush pastures and fertile soil for farming and grazing. Columbia offers a welcoming small-town atmosphere with easy access to outdoor recreation, including Green River Lake State Park and Lake Cumberland, both ideal for boating, fishing, hiking, and camping. Just 98 miles from Lexington, the region provides access to world-class equestrian events, racetracks, and cultural attractions, while maintaining a peaceful, private setting perfect for those seeking self-sufficiency and the beauty of Kentucky's countryside.





History

Over the past four years, the current owner has taken immense pride in bringing this property back to life, honoring its rich agricultural heritage and restoring it to its former glory. Through thoughtful stewardship, sustainable land management, and strategic improvements, this estate has been transformed into a thriving and pristine rural retreat. Every detail has been carefully considered, from chemical-free pasture maintenance to the restoration and enhancement of equestrian facilities, ensuring the land remains both productive and beautiful. The addition of a new roof on the home and barn, updated infrastructure, and a renewed commitment to preserving the natural integrity of the property has breathed new life into this remarkable estate. With a deep respect for the land's history and a vision for its future, the owner has cultivated a space where tradition and functionality coexist, offering an opportunity for the next owner to build upon its legacy of care, quality, and purpose.





Location

Located in Adair County, Kentucky, this property offers the perfect balance of rural seclusion and convenient access to essential amenities. The estate sits just outside Columbia, KY, a charming small town known for its tight-knit community, local shops, and historic character. For daily conveniences, Columbia offers grocery stores, dining options, healthcare services, and local schools, all within a short drive.

For broader shopping, dining, and entertainment, the city of Campbellsville, KY, is approximately 25 miles away, providing access to big-box retailers, medical facilities, and a regional hospital. The larger city of Bowling Green, KY—home to Western Kentucky University, major shopping centers, and a thriving arts scene—is about 80 miles southwest of the property.

For those needing air travel, the nearest regional airport is Lake Cumberland Regional Airport (SME) in Somerset, KY, roughly 55 miles away. For major domestic and international flights, the Blue Grass Airport (LEX) in Lexington is approximately 98 miles northeast, while Louisville Muhammad Ali International Airport (SDF) is about 115 miles north, providing access to national and international destinations.

Outdoor enthusiasts will appreciate the property's proximity to Green River Lake State Park (30 miles away) and Lake Cumberland (45 miles away), both offering boating, fishing, hiking, and camping opportunities. Whether seeking peaceful country living or easy access to modern conveniences and recreation, this location offers the best of both worlds.





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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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