

Hidden Lake Farm

203.00 Acres

Scott County, KY

\$3,686,000



HAYDEN  OUTDOORS.

Hidden Lake Farm

TOTAL ACRES:

203.00

PRICE:

\$3,686,000

COUNTY:

Scott County

CLOSEST TOWN:

Cynthiana, KY

Presented by



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HAYDEN OUTDOORS.
REAL ESTATE





Property Summary

Serenity and privacy best define this amazing property conveniently located just a short drive north of Lexington, Kentucky. Turnkey ready with two nice homes, a riding arena, and multiple barns make this the ultimate family estate, equestrian farm, recreational playground, corporate retreat, or any combination of so many amazing uses. World-class trophy deer hunting and double digit largemouth bass!



Activities & Amenities

ATV/Off Road
Boat Slip
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Food Plots
House/Cabin
Hunting - Big Game, Small Game, & Turkey
Income Producing
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake
Water Access | Waterfront
Wooded

Land Details

Address: 170 Stonewall Lane, Cynthiana,
Kentucky 41031, USA
Closest Town: Cynthiana
Total Acres: 203.00
Deeded Acres: 203.00
Zoning: Ag
Topography: Level, Gentle Rolling
Vegetation: Pasture, wooded, lake
Pasture Acres: 120
Include Business? Yes
Estimated Taxes: \$6,360 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Homes: Custom Log Home, Stick Built
Style of Home(s): 2 Story Custom Log Home, Ranch
Finished Sq. Ft.: 6,450 | Unfinished Sq. Ft.: 2,000
Bedrooms: 7
Full Bathrooms: 5 | Half Bathrooms: 1
Basement: Unfinished
Parking Types: Carport & Driveway
Total # of Spaces: 5
Outbuildings: 4
Types of Outbuildings: Big Barn, Riding
Arena, Metal Building Shop & Small Barn
Other Improvements: Lake With Cement Boat Launch
Fence Type: Wire and Wooden
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Foundations: Concrete
Waterfront Features: Private Deep Water Lake,
Weather resistant docking, Cement Boat Launch
Exterior Features: Custom Built Log Cabin & Metal Roof



Land

203 +/- acres

- This turnkey Central Kentucky property is exceptional. The many improvements within this private sanctuary make it appealing to everyone in the family.
- As you turn off the county road onto the gated driveway, hit the clicker, or enter the private code on your app or keypad and the gate slowly opens and automatically closes behind you. There are countless features that make this property stand tall. As you glance at the gate securely closing in your rearview mirror, the winding driveway moves you smoothly into the property.
- Before you begin the gentle climb toward the custom log home positioned privately high atop the hilltop in the distance, you'll pass the guesthouse, barns, metal building shop and riding arena conveniently located near the front of the property.
- Enjoy your very own ultra-private lake loaded with largemouth bass, crappie and bluegill complete with a premium, maintenance-free boat dock and cement boat launch offering year-round enjoyment and fun.
- The abundance of wildlife on this property is unrivaled, plus Central Kentucky is nationally known for trophy whitetail deer, and a robust eastern turkey population.
- The property has been well maintained including an extensive trail system providing access to all parts of the property. Miles of trails meander throughout the property, around the spring-fed deep water lake, through the woods and along the lush rolling pasture areas.
- Naturally, all wildlife benefit from the dedicated efforts of quality deer management (QDM), including habitat enhancement, food plots, supplemental nutrition and a sound harvest plan. Each Fall the abundance of mature mast producing trees drop their blessings of protein rich nutrition that wildlife crave and feast upon. As a result of these focused management efforts, plus the added benefit of being surrounded by adjacent large land holdings, the deer hunting for mature whitetail bucks is exceptional.
- Springtime magic for those that love turkey hunting or just simply enjoy watching and hearing these majestic strutting birds is something to behold.





Improvements

Main House

- Built in 2017, this approximate 2450 sq ft Amish custom-built log home sits majestically atop one of the highest elevation points on the property. Immediately upon entering you'll notice the very thoughtful floor plan, high-end finishes, and floor-to-ceiling windows designed to allow the outdoors in. The elevated 360 million-dollar views are breathtaking as you overlook the very expansive rolling Central Kentucky landscape while enjoying wildlife viewing from every window. This spacious custom log home is unique and breathtaking plus perfect for entertaining guests and making core memories that will last a lifetime

Guest House

- The cozy 2 bedroom, 2 bath, main level ranch style home was built in 1974 and updated in 2018. New metal roof in 2019 plus new HVAC installed in 2021. Finished square footage is approximately 2400, plus an additional 800 sq ft unfinished basement

Riding Arena and Apartment

- 100×180 indoor riding arena
- Approximate 800 sq ft 1 bedroom, 1 bathroom apartment

Barn With Stalls

- 80×180 with stalls and tack room

Metal Equipment Building

- An 30×40 equipment building is set up with overhead doors and a concrete floor designed for storing a tractor, bush hog, mowers, and ATV's

RV Hook-Ups

- 6 recreational vehicle hook-ups complete with power, water and septic disposal

Access / Privacy / Security

- There are miles of trails throughout providing access to every corner of the property. This amazing property is incredibly private and totally turnkey for someone who loves to hunt and fish, ride horses, ATV's, or simply explore the great outdoors. The property includes a fully electric gated entry with keypad and is fully fenced. This extra layer of privacy and security makes it the perfect private estate, equestrian farm or family compound. Numerous ladder stands and deer blinds are strategically placed for hunting.

Utilities

- Utility district water, electric, and septic
- Cellular booster for high speed internet wifi and streaming is currently utilized and works fantastic
- Strong cell signal for both AT&T and Verizon



Recreation

- The abundance of outdoor recreation this property provides is seemingly endless. Step outside and as the saying goes, Just Do It! Take your dog for a walk, go on a hike, hop on a horse or ATV, wet a line in your very own private deep water spring-fed lake, climb into a ladder stand, or sit in a deer blind.
- The coveted and extremely private hunting, fishing and trail riding are truly exceptional.
- Trophy deer and bass fishing.
- Outdoor recreation is where so many family and friends memories are made that last a lifetime!

Agriculture

Approximately 120 acres are consistently managed for hay production with an average annual yield of approximately 500 large rolled round bales

- Seasonal blends of wheat, clover and turnips are planted in strategic areas for the wildlife

General Operations

Revenue Generation

- Horse Boarding – \$400 per stall (7) per month, \$100 per horse / month for pasture boarding
- Guest House Rental – \$2000 per month
- Apartment In Arena – \$800 per month
- RV Hook-ups (6)- \$500 per month each
- Hay Production – Average around 500 large round bales per year (\$30,000 value)





Region & Climate

- Central Kentucky experiences 4 distinct seasons of weather. Springtime green-up is beautiful with comfortable daytime temperatures in the 60's and 70's. Summertime highs range from the middle to upper 80's making it ideal for outdoor fun, and water sports on the beautiful private lake
- Fall colors are gorgeous along the tree-lined private lake and ridges throughout the property. As the nights turn cooler and the leaves begin to change from green to many vibrant colors, Fall in Central Kentucky is a heavy favorite boasting comfortable daytime temperatures in the 70's plus cool comfortable nights in the 50's. Winter is moderate by most standards boasting daytime temperatures in the 40-50's and nighttime lows in the 30's and 40's, with the rare, but seemingly always welcomed light snowfall

History

Lexington, Kentucky

- Lexington is widely known as the Horse Capital of the World due to its rich equestrian heritage and expansive horse farms. It's also famous for its bourbon distilleries, and is part of the Kentucky Bourbon Trail, plus home to the University of Kentucky.
- Horse Capital of the World
- Kentucky Horse Park
- Bluegrass Stockyards
- Keeneland Race Course
- Bourbon Trail

Location

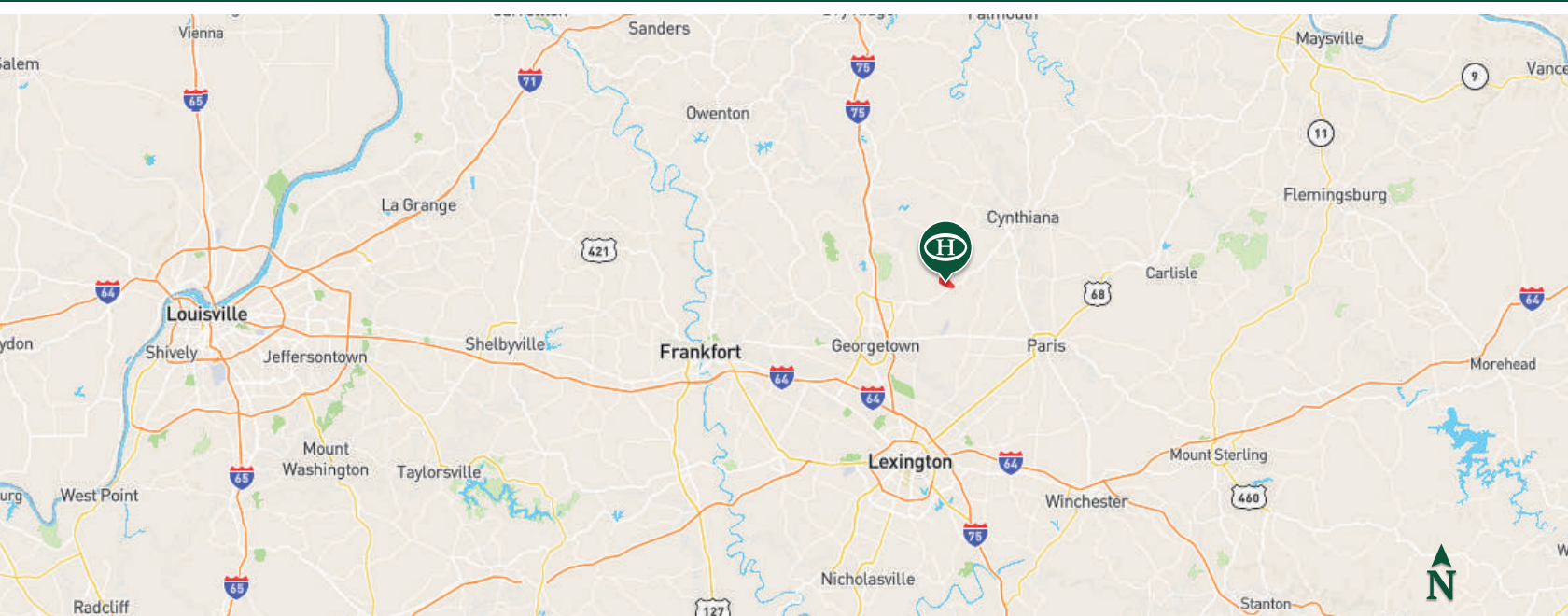
- 15 minutes to shopping – Cynthiana, KY
- 20 minutes to shopping – Georgetown, KY
- 20 minutes to the Kentucky Horse Park
- 30 minutes – Lexington, KY
- 45 minutes – Blue Grass Airport, Lexington, KY





 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.





Hayden Outdoors

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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testimonials





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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