

Lexington 54

54 Acres | Fayette County, KY | \$1,129,000



HAYDEN  OUTDOORS.

Lexington 54

TOTAL ACRES:

54.00

PRICE:

\$1,129,000

COUNTY:

Fayette County

CLOSEST TOWN:

Lexington, KY

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Conservation Easement
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Income Producing
Natural Spring
Outbuilding/Barn/Shed/Shop

Land Details

Address: 3115 Houston Antioch Rd,
Lexington , Kentucky 40516, USA
Total Acres: 54.00
Deeded Acres: 54.00
Zoning: Agriculture
Elevation: 980
Topography: Flat/Rolling
Tillable/Crop/Orchard Acres: 54
Source of lot size: Other

Building Details

Parking Types: Detached Garage
View: Private, Scenic

About This Property

Exceptional 54+- acre farm in Fayette County, Kentucky, just 15 minutes from downtown Lexington. Featuring productive tillable ground, excellent pasture potential for horses, and a stunning elevated build site with panoramic countryside views. A rare opportunity to create your dream estate, horse property, or investment farm in one of Central Kentucky's most desirable locations.

Land

Beautiful 54-acre farm featuring highly productive soils and flat to gently rolling terrain, making it exceptionally functional and easy to navigate. Currently utilized for row crop production, the land has been meticulously maintained and offers an outstanding opportunity for conversion to an equestrian property. The open acreage, gentle topography, and highly usable layout provide ideal conditions for pasture development, paddocks, riding areas, and barn placement. A natural spring adds both scenic appeal and a valuable water source. With expansive views and excellent agricultural fundamentals, this versatile tract is perfectly suited for horses, livestock, continued farming, or the creation of a premier country estate.

Improvements

The property is well-improved and fully equipped for efficient agricultural or equestrian operation. A gated entrance provides secure, controlled access to the farm, which is fully fenced and well-suited for livestock or horse management. Multiple automatic waterers are strategically placed throughout the acreage, ensuring convenient and reliable water access. Existing improvements include





two large barns measuring 44' x 108' and 44' x 120', both offering substantial space for livestock, hay, or equipment storage, along with a 60' x 100' equipment building ideal for machinery, supplies, or additional agricultural use. Water and electric are already on-site, providing essential utilities and making the property immediately functional and ready for continued farm use or future expansion.

General Operations

This property offers strong income-producing potential with multiple revenue streams already in place and additional opportunities for expansion. Currently leased for row crop production, the acreage generates consistent annual farm income while maintaining productive agricultural use. The existing barns provide significant value-add potential and could be converted into equestrian facilities, creating additional income through horse boarding and related services. The highly usable acreage also supports grazing opportunities, further enhancing livestock-based income potential. With established agricultural productivity and flexibility for future equestrian or mixed-use development, this property presents a compelling investment opportunity in a strong and stable farming region.

Location

Located at 3115 Houston Antioch Road, this property offers a rare blend of peaceful country living with exceptional proximity to Lexington's premier amenities. Just minutes from downtown Lexington and Rupp Arena, residents enjoy quick access to dining, shopping, and entertainment while still maintaining a private rural setting. The property is also conveniently located near the Kentucky Horse Park, making it ideal for equestrian enthusiasts, and provides easy access to Blue Grass Airport for regional and national travel. This is a prime build site opportunity—perfect for creating a custom estate in a scenic country environment without sacrificing the convenience and connectivity of city living.

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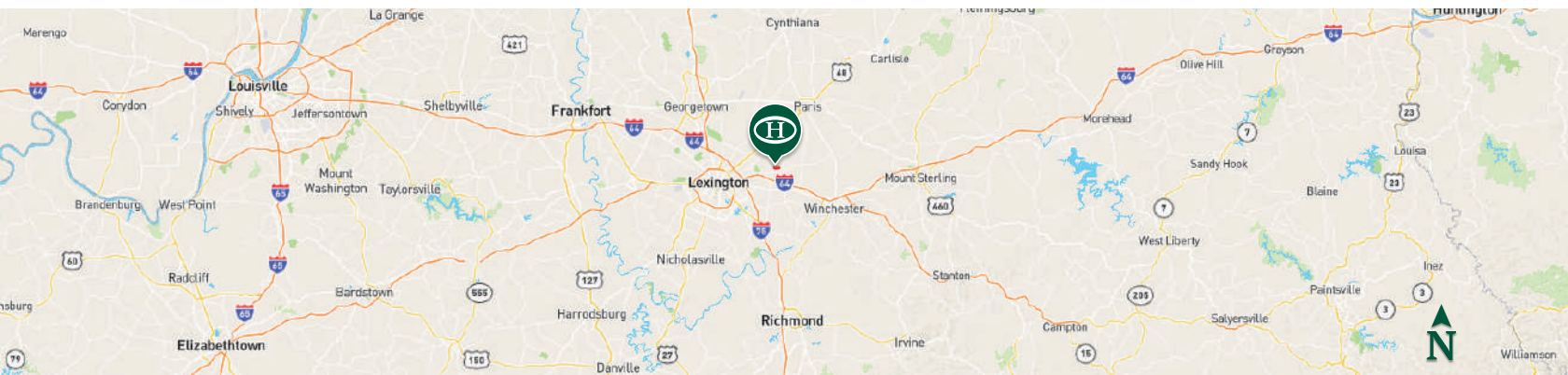




 Boundary

BOUNDARY LINES

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



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