

LAND AUCTION



137.7892 AC± | 2 TRACTS | MERCER CO, KY

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/21/26 AUCTION TIME: 11 AM ET

**AUCTION HELD AT: SHAKER VILLAGE/WEST FAMILY WASH HOUSE
3501 LEXINGTON RD, HARRODSBURG, KY 40330**

This 137.7892± acre farm in Mercer County will be offered at reserve auction and includes a renovated farmhouse, multiple outbuildings, and gently rolling farmland. The property provides a combination of agricultural ground, rural living potential, and convenient access to Lexington.

The residence is a renovated 2-bedroom, 2 full bathroom farmhouse offering approximately 1,242 square feet of living space. The home is served by county water, electric, and a septic system. The improvements support both residential use and agricultural operations.

Several functional outbuildings are located on the property. A 64 x 36 seven-stall horse barn includes an attached indoor and outdoor dog kennel. Additional improvements include a 50 x 16 machine shed and a 30 x 38 storage shop with concrete floors that can accommodate equipment, tools, or farm storage needs.

The land consists primarily of gently rolling hay fields that provide open ground suitable for continued agricultural use. The terrain allows for efficient equipment access and management. Portions of the farm offer views toward the Kentucky River to the east, adding scenic value to the landscape.

Access to the property is provided through an automated gated entrance. The location offers a rural setting while remaining within commuting distance of nearby communities. The property is approximately 24 miles from downtown Lexington, about 6 miles from Harrodsburg, and is the last property on a dead-end road.

The farm also adjoins Shaker Village of Pleasant Hill, commonly referred to as Shakertown. The neighboring historic site offers membership programs that provide access to hiking trails, non-motorized boat launches at Shaker Landing on the Kentucky River, catch and release fishing ponds, and seasonal events. Additional membership options include equestrian and photography access, along with discounts for food and lodging.

The combination of acreage, improvements, and proximity to Lexington makes this property suitable for agricultural use, equestrian interests, or rural living while remaining close to city amenities.

TRACT 1 DESCRIPTION:

Tract 1 consists of 101.7587± acres located in Mercer County, Kentucky and will be offered as part of a reserve auction. The property includes a renovated farmhouse, multiple agricultural outbuildings, and gently rolling farmland that is currently used for hay production.

The residence is a renovated 2-bedroom, 2 full bathroom farmhouse offering approximately 1,242 square feet of living space. The home is served by county water, electric, and a septic system. The improvements support residential use as well as agricultural or equestrian activities.

Several functional farm structures are located on the property. A 64 x 36 seven-stall horse barn provides space for equestrian use and includes an attached indoor and outdoor dog kennel. Additional buildings include a 50 x 16 machine shed and a 30 x 38 storage shop with concrete floors that can be used for equipment storage, workshop space, or general farm operations.

The acreage is made up primarily of gently rolling hay fields that provide open ground suitable for agricultural use. The terrain allows for efficient access and management with farm equipment. Portions of the property offer views toward the Kentucky River to the east, adding scenic value to the surrounding landscape.

Entry to the farm is through an automated gated entrance that provides controlled access to the property. The location offers a rural setting while remaining within commuting distance of larger communities. The farm is located approximately 24 miles from downtown Lexington and about 6 miles from Harrodsburg.

The property adjoins Shaker Village of Pleasant Hill, often referred to as Shakertown. This historic site offers membership opportunities that provide access to hiking trails, non-motorized boat launches at Shaker Landing on the Kentucky River, a catch and release fishing pond, and seasonal events. Membership options may also include equestrian and photography access, along with discounts for food and lodging offered by the village.

This tract combines productive agricultural acreage, existing improvements, and a location within reasonable driving distance of Lexington. The property offers opportunities for continued farm use, equestrian activities, or rural living while remaining close to regional amenities.

CRP Acres/payment: No CRP
Taxes: \$1678.66 For Tract 1/\$97.60 for Tract 2
Lease Status: Open tenancy for 2026 crop year
Possession: At closing
Survey needed?: No survey needed
Brief Legal: 933 A T Dean Rd, Harrodsburg, KY, 40330
PIDs: 070.00-00006.05, 070.00-00006.02
Lat/Lon: 37.8424, -84.75905
Zip Code: 40330

TRACT 2 DESCRIPTION:

Tract 2 consists of 36.0305± acres located in Mercer County, Kentucky and will be offered as part of a reserve auction. The property features open farmland, elevated terrain, and multiple potential building locations while remaining within convenient driving distance of Lexington.

The land is made up primarily of gently rolling hay fields that provide open ground suitable for agricultural use or future residential construction, subject to local regulations and buyer verification. The topography creates several elevated locations across the property that provide wide-ranging views of the surrounding countryside. Portions of the tract offer views toward the Kentucky River to the east.

Utilities, including water and electric are available at the road, providing convenient access for future development plans. The property includes approximately 338 feet of road frontage, which provides direct access from the county road.

This tract is located at the end of a dead end road, which results in limited through traffic. The setting offers a rural environment while remaining within reasonable commuting distance of nearby communities. The property is located approximately 24 miles from downtown Lexington and about 6 miles from Harrodsburg.

The farm adjoins Shaker Village of Pleasant Hill, also known as Shakertown. This historic property offers membership opportunities that may include access to hiking trails, non-motorized boat launches at Shaker Landing on the Kentucky River, catch and release fishing ponds, and seasonal events. Membership options may also include equestrian and photography access, along with discounts for food and lodging.

The combination of open acreage, available utilities, road frontage, and proximity to Lexington provides flexibility for agricultural use or potential future residential development, subject to buyer verification of utilities and local requirements.

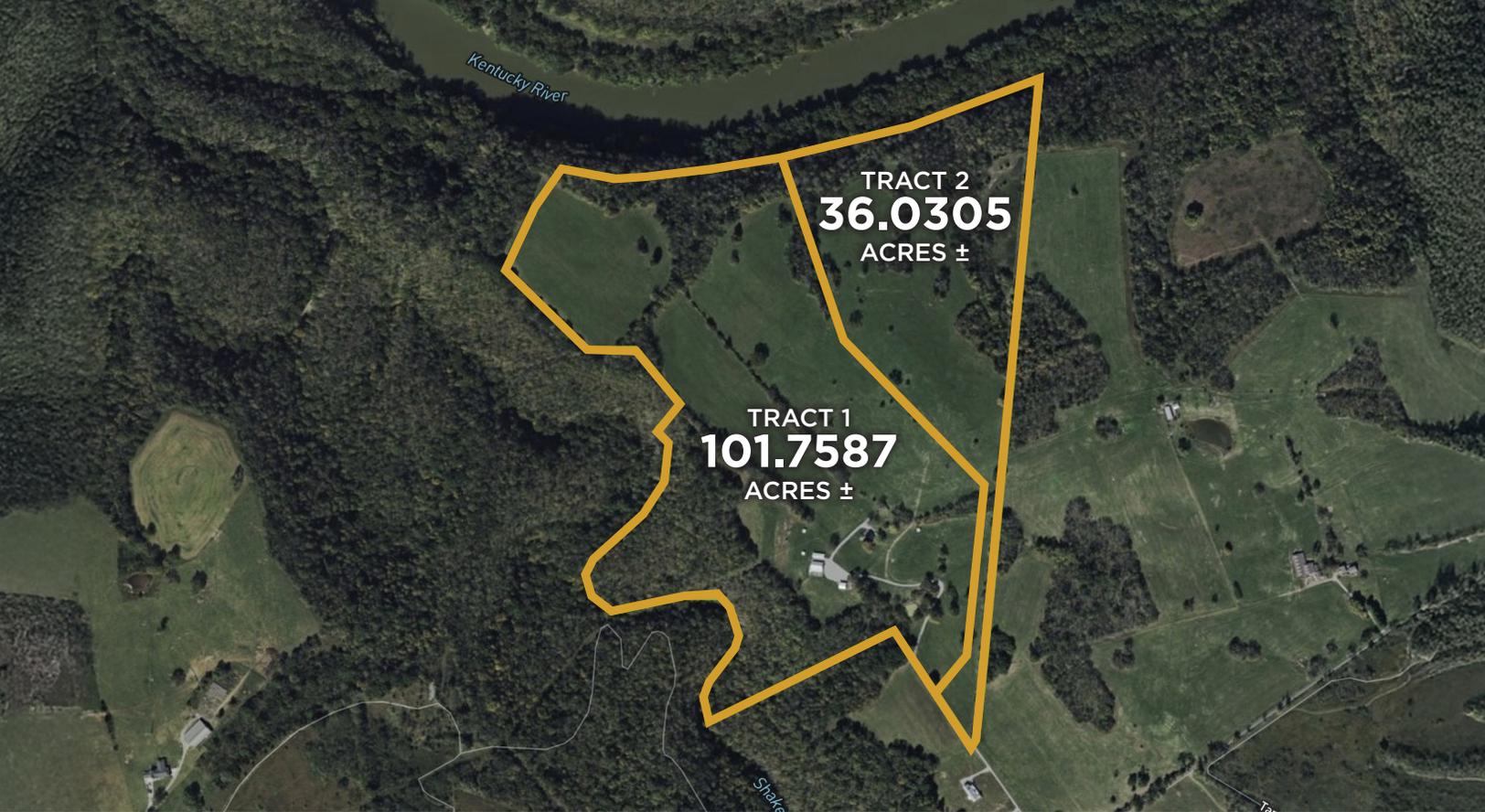


IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (237494) | Debbie Laux, Ranch & Farm Auctions, Kentucky Broker License # 247145 | Derek Fisher, Whitetail Properties Real Estate, KY Broker License #265593 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Jason Wallin, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 859.492.9041 | Cody Lowderman, KY Auctioneer, RP 3502



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