



JONES-NOUVELLET

FARM REAL ESTATE

Stephanie Jones-Nouvellet - Principal broker
PO Box 22455 Lexington KY 40522 | 1.859.512.8812
stephaniejonesnouvellet@gmail.com | jonesnouvelletrealestate.com

MAS DE BADET - FARM IMPROVEMENTS

Agricultural Improvements

- +/- 617 acres
- Two main accesses to property from main road D38 and D38B and multiple access roads to cropland
- +/- 490 acres of irrigated crop land from the Petit Rhone River through stone irrigation canals with two pump houses
- Primary crops: rice, organic rice and melon
- One large open faced cinder block and metal roof equipment shed
- One workshop

Horse Improvements

- Total of 51 horse stalls (approx. 12'x12') in 3 barns/stables
- Office, tack room and wash stalls
- Two automatic horse walkers (8 stalls)
- Two horse treadmills/exercisers
- One large open round pen with jumps
- Approximately 31 small paddocks with run-in sheds and automatic waterers
- Approximately 10 large pastures with run-in sheds and automatic waterers
- 3/4 mile dirt training track for Standardbreds with outer sand track for Thoroughbreds, inner sand track with jumps and 1/4 mile dirt straight

Livestock Improvements

- Approximately 5 large fields for cattle/livestock, some with waterers
- Run in sheds
- Mix of wire fencing and three plank wood fencing for both cattle and horses

All information above is believed to be reliable and for information purposes only. Measurements are approximative. JONES-NOUVELLET Farm Real Estate offers no warranty expressed or implied regarding accuracy, adequacy or legality.