

2431 DRY RIDGE ROAD
A Multi-Discipline Horse Farm
31 +/- Acres
Woodford County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657



Exquisite equestrian operation ideally located just off Versailles Road and minutes from Keeneland and the airport. This 31 +/- acre well-maintained and recently-developed horse farm features a 74' x 140' indoor arena with a Class I and river sand base, a lounge, office, and viewing room—convertible to groom quarters. The main barn was built in 2006 and features 12 stalls, 2 wash stalls, an office, trophy/tack rooms, and a covered breezeway to the indoor arena.

This farm also showcases the William Kelly House circa 1799—a two bedroom brick home with beautiful woodwork and floors. You'll also discover a 152' x 220' outdoor riding arena with Class I and river sand base. Additional improvements include a five bay shed with three wooden stalls plus shop and storage area, electric entrance gates, and city water.

HORSE FACILITIES:

TWELVE STALL MAIN BARN

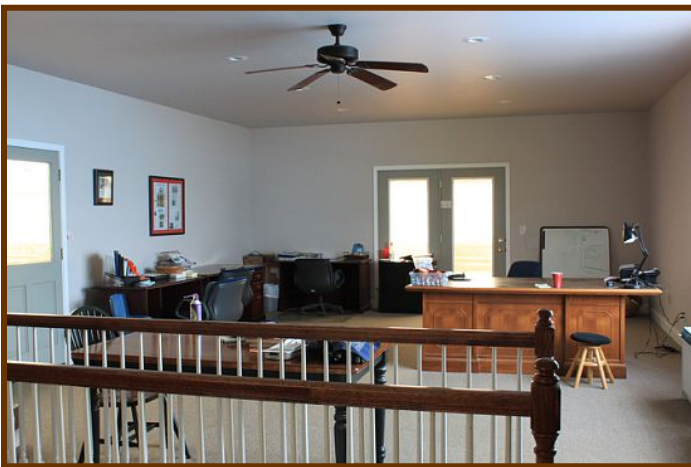
- Built in 2006.
- Board and batten barn with metal roof and metal side doors.
- Stalls measure 11.5' x 12'.
- Two wash stalls.
- Office/tack room with half bath. Measures 11' x 23.5'.
- Paneled utility room with washer/dryer and half bath.
- Trophy/tack room.
- Feed/tack room with stair to loft.
- Covered breezeway to indoor arena.



INDOOR ARENA



- 74' x 140' riding area.
- Class I base with river sand.
- We-Cover canvas roof with a 20 year warranty
- Office (23' x 32.75') with viewing area and wall heat pump.
- Lounge (23' x 30.5') with cabinetry and sink.
- Upper level office (19' x 36') with French doors to balcony viewing area.



OUTDOOR RIDING ARENA

- 152' x 220'.
- Class I base with river sand.



WILLIAM KELLY HOUSE

Built in 1799 in Scott County and moved to Woodford County in 1964. A darling 960 square foot brick home with stone foundation and steps, a metal roof, and copper downspouts.

- **Living Room** with random-width oak floor, wainscoting, raised paneled walls, exquisite tiled fireplace, majestic wood door leading to the rear of the house.
- **Dining Room** with random-width oak floor, wainscoting, raised paneled walls, tiled fireplace, wonderful exterior door with transom.
- **Kitchen** with brick cooking fireplace, random-width oak floor, beamed ceiling, exterior door.
- **Full bath** with tile floor and large tiled shower.



SECOND LEVEL:

- **Two bedrooms** with large wood floors and built-ins.

Miscellaneous:

- Electric heat and air
- Brick faced well
- Log one-room storage building





PRICE: \$1,100,000.



Agent: Bill Justice
(859) 294-3200

www.kyhorsefarms.com

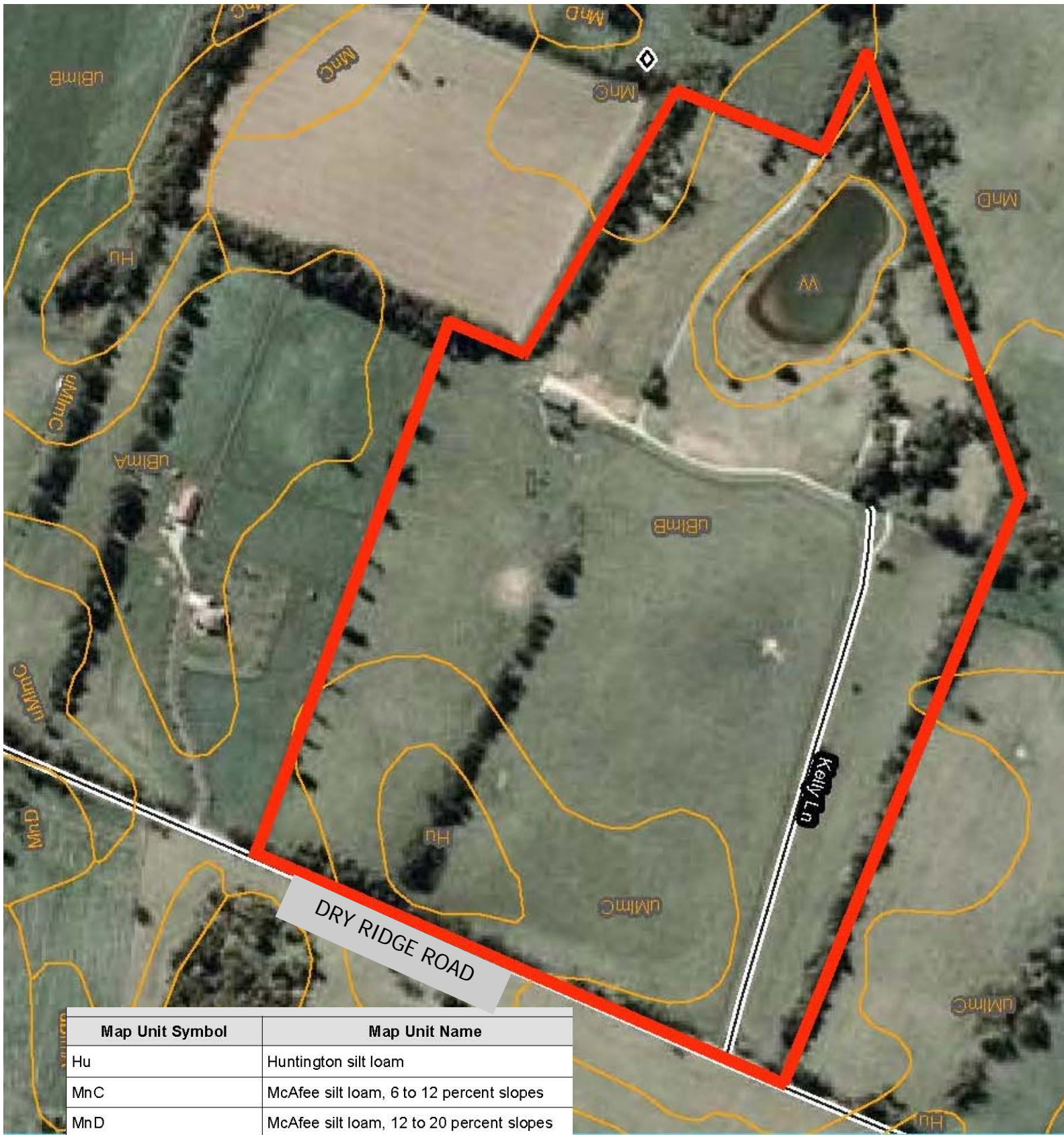
518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657

2431 Dry Ridge Rd

DRY RIDGE RD

1 inch = 300 feet





Map Unit Symbol	Map Unit Name
Hu	Huntington silt loam
MnC	McAfee silt loam, 6 to 12 percent slopes
MnD	McAfee silt loam, 12 to 20 percent slopes
MoC3	McAfee silty clay, 6 to 12 percent slopes, severely eroded
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes
W	Water

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT
For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 6-22-11 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 2431 DRY RIDGE RD JENSAH/OS, Ky 40583

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
☐ Known lead-based paint and/or paint hazards are present in the housing. (explain): _____

- ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the seller (check one below):

- ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below): _____

- ☒ Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

- _____(c) Purchaser has received copies of all information listed above
_____(d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*
_____(e) Purchaser has (check one below):

- ☐ Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)
☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

- _____(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller [Signature] Date 6-22-11 Buyer _____ Date _____
Seller [Signature] Date 6-22-11 Buyer _____ Date _____
Agent [Signature] Date _____ Agent _____ Date _____

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS®

PROPERTY ADDRESS:

2431 Day Ridge Rd, Versailles, KY

DATE: 6-22-11

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

Yes No Unknown

1. MAIN RESIDENCE - HOUSE SYSTEMS

Are you aware of any problems affecting:

- | | | | |
|-------------------------------|---|---|---|
| (a) Electrical wiring | — | — | — |
| (b) Air Conditioning | — | — | — |
| (c) Plumbing/Septic | — | — | — |
| (d) Heating | — | — | — |
| (e) Pool/Hot tubs/Sauna | — | — | — |
| (f) Appliances | — | — | — |
| (g) Doors and windows | — | — | — |

2. MAIN RESIDENCE - FOUNDATION

- | | | | |
|---|---|---|---|
| (a) Are you aware of any problems concerning the basement? | — | — | — |
| (b) Are you aware of any problems concerning sliding, settling, movement
upheaval, or earth stability? | — | — | — |
| (c) Are you aware of any defects or problems relating to the foundation? | — | — | — |

3. MAIN RESIDENCE - ROOF

- | | | | |
|--|---|---|---|
| (a) Has the roof ever leaked? | — | — | — |
| (b) Has the roof ever been repaired? | — | — | — |
| (c) Do you know of any problems with the roof? | — | — | — |

4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT

- | | | | |
|---|---|---|---|
| (a) Was residence built before 1978? | — | — | — |
| (If yes, seller may not accept and buyer should not present an offer to purchase
contract that does not include a "Disclosure of Information and Acknowledgement
of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the
EPA pamphlet "Protect Your Family From Lead in Your Home".) | | | |

5. DRAINAGE

- | | | | |
|--|---|---|---|
| (a) Is this property located in a flood plain zone? | — | X | — |
| (b) Has the property ever had a drainage, flooding or grading problem? | — | X | — |

6. BOUNDARIES

- | | | | |
|---|---|---|---|
| (a) Have you ever had a survey of your property? | X | — | — |
| (b) Do you know the boundaries of your property? | X | — | — |
| (c) Are the boundaries of your property marked in any way? | X | — | — |
| (d) Are you aware of any encroachments, recorded or unrecorded easements
relating to this property? | — | X | — |
| (e) Is there any common fencing? If yes, explain any agreement and common
maintenance. <u>No Agreement</u> | X | — | — |
| (f) Any improvements shared in common with adjoining or adjacent properties? | — | X | — |

7. HOMEOWNER'S ASSOCIATION

- | | | | |
|---|---|---|---|
| (a) Is the property subject to rules or regulations of any homeowner's association?
If yes, please supply copy of rules and regulations. | — | X | — |
|---|---|---|---|

8. WATER

- | | | | |
|--|---|---|---|
| (a) Are all the improvements connected to a public water system? | X | — | — |
| (b) IF NOT, please state your water sources and explain. | — | — | — |
| (c) Has your water system ever gone dry? If yes, explain. | — | X | — |
| (d) Are you aware of any problems with your water lines and/or waterers? | — | X | — |
| (e) Is your water supply shared with anyone else? | — | X | — |

9. AUXILIARY HOUSES

- | | | | |
|--|---|---|---|
| (a) Are you aware of any problems affecting any of the mechanical systems, structure
Or roof on any of the auxiliary houses? | — | X | — |
| (b) Were any auxiliary houses built before 1978? | X | — | — |
| (If yes seller may not accept and buyer should not present an offer to purchase
contract that does not include a "Disclosure of Information and Acknowledgement
of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the
EPA pamphlet "Protect Your Family From Lead in Your Home".) | | | |

10. BARN/OUTBUILDINGS

- | | | | |
|---|---|---|---|
| (a) Are you aware of any problems affecting any of the mechanical systems,
Structure, or roof on any of the barns or outbuildings? | — | X | — |
|---|---|---|---|

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS INFORMATION IS PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.

					
SELLER	DATE	TIME	SELLER	DATE	TIME
	6-22-11				

IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTICE TO THE BUYER THAT THE SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS FORM.

BROKER/AGENT: _____ DATE: _____ TIME: _____

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

BUYER	DATE	TIME	BUYER	DATE	TIME
-------	------	------	-------	------	------

If you have specific questions please consult an attorney.

The Lexington-Bluegrass Association of Realtors disclaims any and all liability that may result from your use of this form.