

# 502 KIDDS MILL ROAD

121 +/- Acres

Woodford County, Kentucky



*Offered Exclusively By*



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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



## MAIN RESIDENCE

### First Floor:

#### **Great Room:**

Paneled walls, hardwood floor, crown moulding, dry-stack fireplace with raised hearth, built-in bookcases.



**Dining Area:** Hardwood French doors to wrap porch, crown molding, paneled walls, chandelier.



**Kitchen:** Hardwood floor; crown molding; custom cabinets; breakfast bar; can lights; corner stainless steel double sink; LG dishwasher, self-cleaning range, and side-by-side refrigerator with ice/water dispensers; French doors to screened porch and wrap porch.



**Wet Bar:** Sink, cabinets with glass doors, bar, icemaker, chandelier.

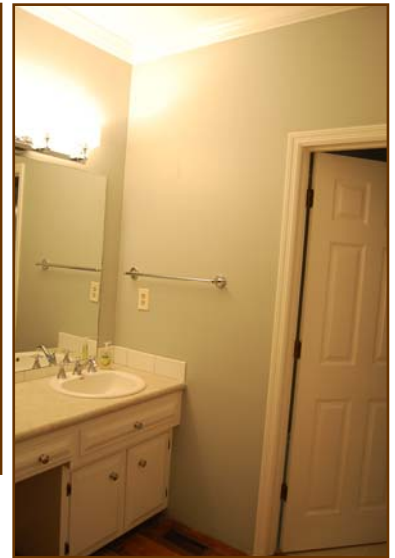
**Hall:** Hardwood floor, pantry closet, and **half bath** with single vanity, chandelier, and hardwood floor.

**Laundry Room:** Tile floor, washer/dryer hook-up, wood cabinets, closet, door to wrap porch.



**Master Bedroom:** Hardwood floor, crown molding, chandelier, dry-stack fireplace with raised hearth, door to wrap porch.

**Master Bath:** Hardwood and tile floor, crown molding, two closets, linen closet, single vanity, tub/shower combo.



## **Second Floor:**

**Landing:** Carpeted.



**North Bedroom:** Wall-to-wall carpet, crown molding, three closets, chandelier, **full bath** with single vanity, tile floor, tub/shower combo.

**South Bedroom:** Wall-to-wall carpet, crown molding, three closets, chandelier, **full bath** with single vanity, tile floor, tub/shower combo.

**Screen Porch.**





## OFFICE/EMPLOYEE HOUSE



**Living Room:** Hardwood floor and window blinds.

**Kitchen:** Tile floor; wood cabinets; side-by-side stainless steel refrigerator with ice/water dispenser; Frigidaire self-cleaning range, new Frigidaire dishwasher, double stainless steel sink; chandelier, window blinds, pantry closet, door to deck.

**Back Hall:** Hardwood floor.

**Laundry Room:** Tile floor and washer/dryer hook-up.

**Family Room:** Hardwood floor, closet, fireplace with raised brick hearth.

**Front Hall:** Hardwood floor and **bath** with tile floor, single vanity, and tub/shower combo.

**Office:** Hardwood floor, closet, chandelier.

**Front Bedroom:** Hardwood floor, closet, window blinds.

**End Bedroom:** Hardwood floor, window blinds, **full bath** with double vanity, dressing area, tub/shower combo, walk-in closet, toilet room.



## GUEST/MANAGER'S HOUSE

### First Floor:

**Entry:** Hardwood floor, chandelier, stairs to second level, closet.

**Great Room:** Hardwood floor, chandelier, fireplace with brick hearth and gas logs, built-in bookshelves and cabinet.



**Half Bath:** Hardwood floor, custom vanity with granite top.

**Dining Area:** Hardwood floor, chandelier, French doors to back deck, window blinds.



**Kitchen:** Cherry cabinets, granite counter tops, Frigidaire five-burner gas range, microwave, Amana stainless steel refrigerator with water and ice dispenser, Frigidaire dishwasher, chandelier.

**Hall:** Hardwood floor and washer/dryer closet.

**Master Bedroom:** Wall-to-wall carpet, French doors to deck, walk-in closet, chandelier, window blinds.



**Master Bath:** Tile floor, whirlpool tub, double custom lavatories, separate shower, window blinds.



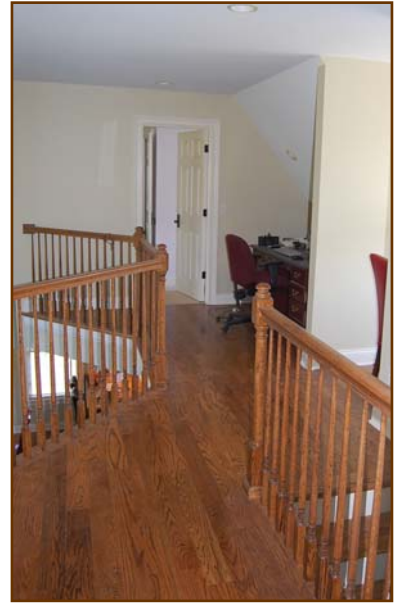
## Second Floor:

**Landing:** Hardwood floor and recessed lighting.

**Full Bath:** Tile floor, single vanity with custom lavatory, tub/shower combo, linen closet.

**South Bedroom:** Wall-to-wall carpet, closet, window blinds, chandelier.

**North Bedroom:** Wall-to-wall carpet, closet, and chandelier.





## HORSE IMPROVEMENTS

- **9 Stall Concrete Block Barn** with 12' x 12' stalls, 15' center asphalt aisle, loft over center aisle, ladder to loft, loading chute, and heated tack room with vinyl tile floor, double sink, wood cabinets, toilet.



- **10 Stall Wood Barn** with vinyl siding, 13' x 13' stalls with interior and exterior doors, 15' asphalt aisle, no loft, exhaust fans at each end of barn.
- **Loading Ramp**





- **20 Stall Concrete Block Barn** with 12' x 12' stalls with interior and exterior doors; 14' aisle with rubber pavers; exam stall with built-in wood cabinets, drain, double stainless steel sink; feed room with half bath. Four stalls have heat lights, and one stall has hoist. There is no loft.







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**PRICE: \$2,190,000.**

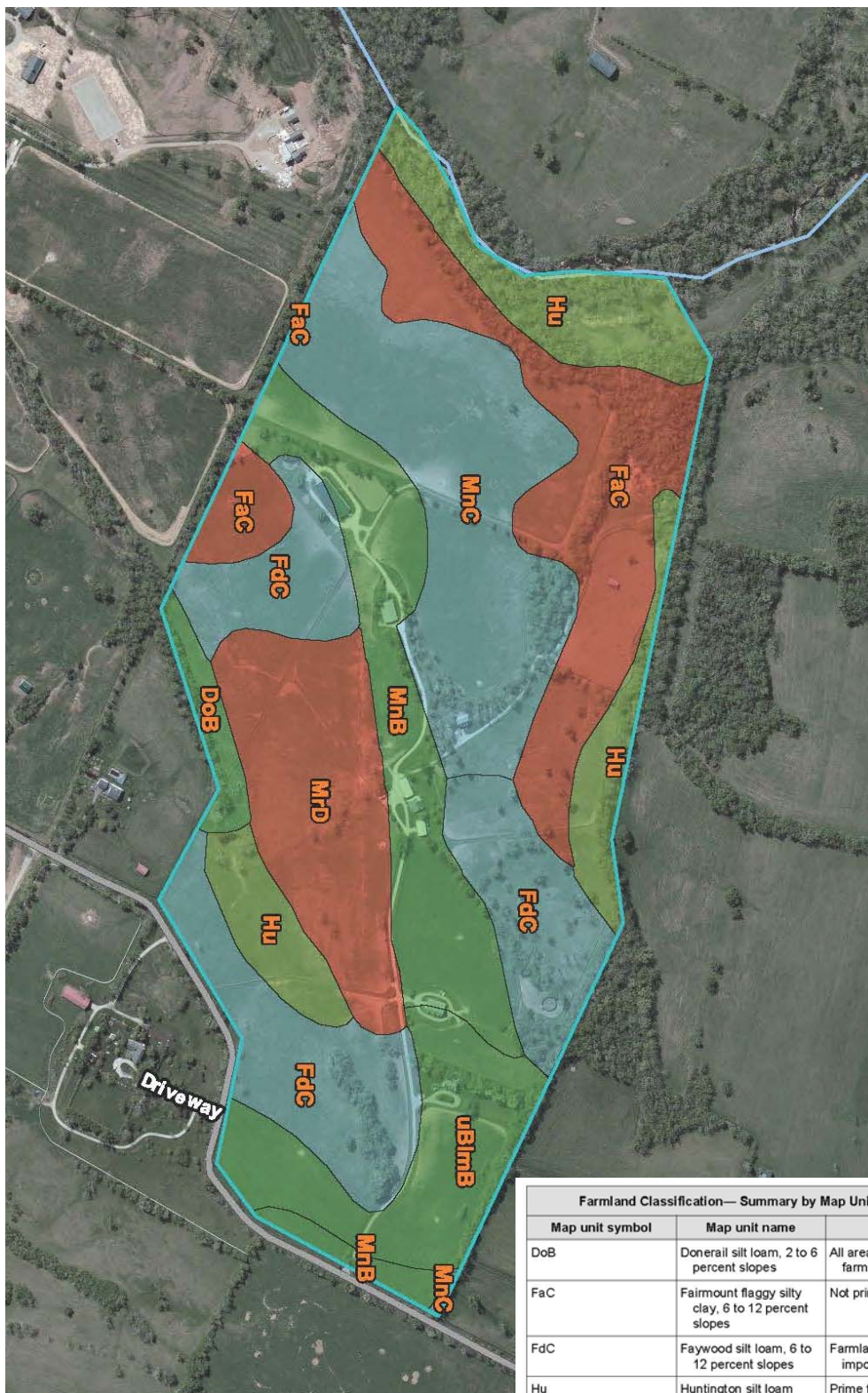


**Agent: Bill Bell  
859-621-0607**

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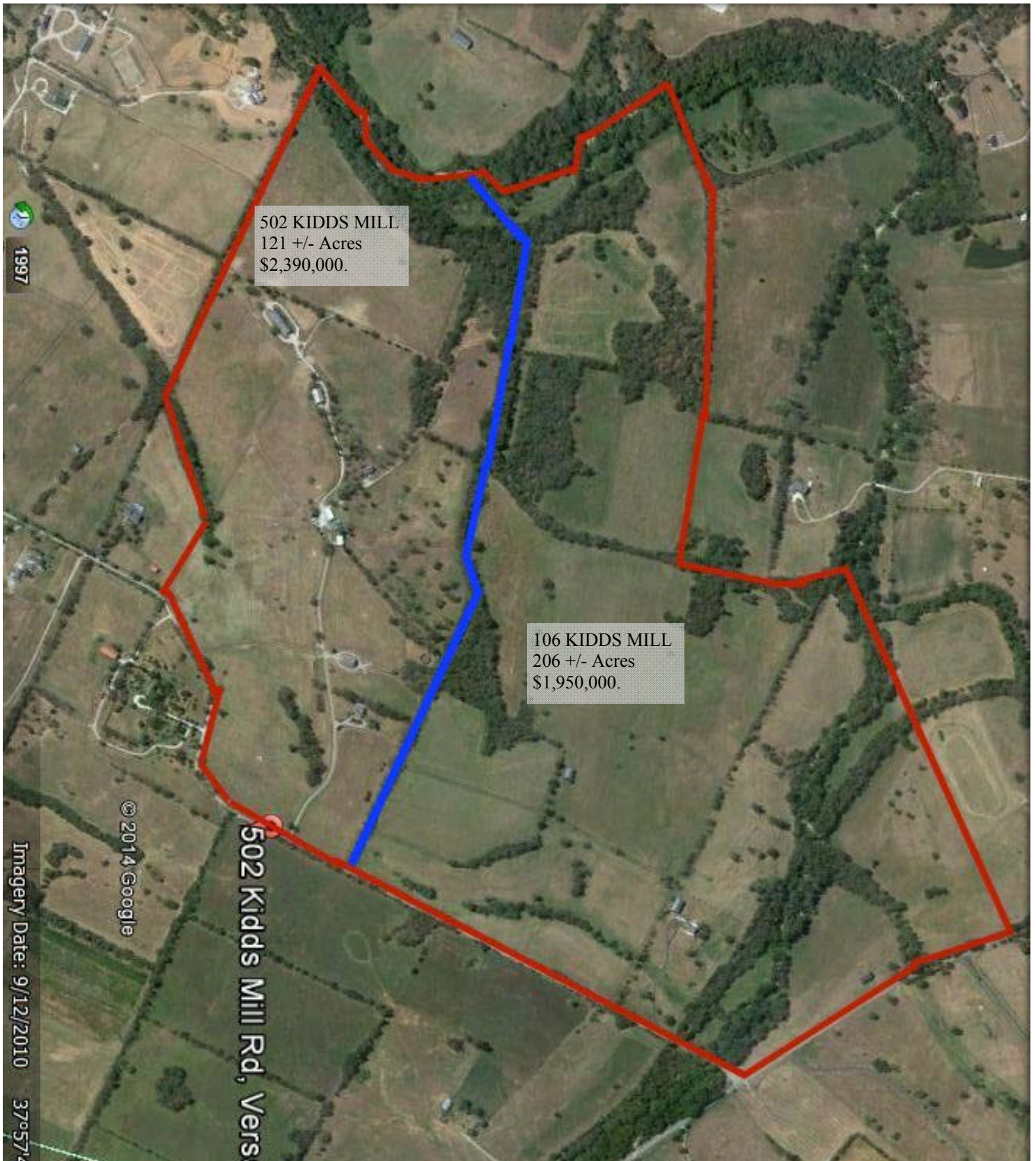
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Farmland Classification— Summary by Map Unit — Jessamine and Woodford Counties, Kentucky (KY624)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	2.1	1.8%
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	Not prime farmland	19.7	16.3%
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	22.7	18.8%
Hu	Huntington silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	14.4	11.9%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	15.5	12.8%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	22.0	18.2%
MrD	McAfee-Rock outcrop complex, 6 to 20 percent slopes	Not prime farmland	13.6	11.3%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	10.7	8.9%
Totals for Area of Interest			120.7	100.0%





502 KIDDS MILL  
121 +/- Acres  
\$2,390,000.

106 KIDDS MILL  
206 +/- Acres  
\$1,950,000.

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Imagery Date: 9/12/2010 37°57'4

502 Kidds Mill Rd, Vers



# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 502 Kidds Mill Rd, Versailles, Ky 40383 DATE: 10/30/14  
Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

	Yes	No	Unknown
<b>1. MAIN RESIDENCE - HOUSE SYSTEMS</b>			
Are you aware of any problems affecting:			
(a) Electrical wiring .....	—	✓	—
(b) Air Conditioning .....	—	✓	—
(c) Plumbing/Septic .....	—	✓	—
(d) Heating .....	—	✓	—
(e) Pool/Hot tubs/Sauna .....	—	NA	—
(f) Appliances .....	—	✓	—
(g) Doors and windows .....	—	✓	—
<b>2. MAIN RESIDENCE - FOUNDATION</b>			
(a) Are you aware of any problems concerning the basement? .....	—	NA	—
(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? .....	—	✓	—
<b>3. MAIN RESIDENCE - ROOF</b>			
(a) Has the roof ever leaked? .....	✓	—	—
(b) Has the roof ever been repaired? .....	✓	—	—
(c) Do you know of any problems with the roof? .....	—	✓	—
<b>4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT</b>			
(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".)			
<b>5. DRAINAGE</b>			
(a) Is this property located in a flood plain zone? .....	—	✓	—
(b) Has the property ever had a drainage, flooding or grading problem? .....	—	✓	—
<b>6. BOUNDARIES</b>			
(a) Have you ever had a survey of your property? .....	—	✓	—
(b) Do you know the boundaries of your property? .....	✓	—	—
(c) Are the boundaries of your property marked in any way? .....	✓	—	—
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? .....	✓	—	—
(e) Is there any common fencing? If yes, explain any agreement and common maintenance. ....	—	✓	—
(f) Any improvements shared in common with adjoining or adjacent properties? ....	—	✓	—
<b>7. HOMEOWNER'S ASSOCIATION</b>			
(a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations. ....	—	✓	—
<b>8. WATER</b>			
(a) Are all the improvements connected to a public water system? .....	✓	—	—
(b) IF NOT, please state your water sources and explain. ....	—	—	—
(c) Has your water system ever gone dry? If yes, explain. ....	—	✓	—
(d) Are you aware of any problems with your water lines and/or waterers? .....	✓	—	—
(e) Is your water supply shared with anyone else? .....	✓	—	—
<b>9. AUXILIARY HOUSES</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses? .....	—	✓	—
(b) Were any auxiliary houses 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".)			
<b>10. BARN/OUTBUILDINGS</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings? .....	—	✓	—



502 Kidds Mill Rd, Versailles, KY 40383

	Yes	No	Unknown
<b>11. UTILITIES</b>			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines .....	—	—	✓
2) Electric lines .....	—	—	✓
3) Natural Gas/Propane .....	—	—	NA
4) Telephone lines .....	—	✓	—
5) Septic/Field lines .....	—	—	✓
(b) If you answered yes to any of the above, can you furnish a diagram of same?	—	—	—
<b>12. MISCELLANEOUS</b>			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? .....	—	✓	—
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? .....	—	✓	—
(c) Are you aware of any Radon test being performed on this property? .....	—	✓	—
(d) Are you aware of any existing or threatened legal action affecting this property?	—	✓	—
(f) Are there any assessments other than property assessments that apply to this property? .....	—	✓	—
(g) Are you aware of any damage due to wood infestation? .....	—	✓	—
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? .....	✓	—	—
(i) Are you aware of any underground storage tanks? .....	—	✓	—
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? .....	—	✓	—
(k) Are you aware of any dumps on the property, present or past? .....	—	✓	—
(l) Are any sink holes being used as a dump? .....	—	—	—
(m) To your knowledge, has the property been used for anything besides agricultural purposes? .....	—	—	—
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? ....	—	—	—
(o) Have you ever had a soil analysis done? .....	—	—	—
If yes, by whom and when. ....	—	—	—
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? .....	—	—	—
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property? .....	—	—	—
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			
3a+b: Replaced roof and need wood July 2014.			
6b+c: Basic property lines known, various pins & stakes mark points.			
6d: Electric easements			
8a,e: South Woodford Water District			
8d: Some waterers may have issues			
12h: I think some scrap wood was removed in 2013.			

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.

Thomas C. Parker 10/30/14 3:40PM  
SELLER                      DATE                      TIME

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.