

CRESTFIELD FARM

127 +/- Acres

2501 Royster Road

Lexington, Fayette County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



Crestfield Farm gives you the rare opportunity to acquire a true horseman's farm that's known for producing winners—a quality that should never be overlooked. Having raised or sold over 75 stakes winners, including five Champions on this farm, Mr. Robert Courtney, Sr., has developed a horse farm with that “hard boot” wisdom anyone would be proud to own.

This well-maintained 127 acre turn-key farm consists of 44 stalls in five barns, a shop, detached office, two run-in sheds, five horse Stratton walker, four large fields, and 14 paddocks. Stately and mature sycamore trees line the entrance to the charming main residence. This three bedroom, two bath home was built around a circa 1772 log house and features a lovely dining room, elegant living room, and updated baths and kitchen. A three bedroom, one and a half bath manager's home and a two bedroom modular home are also included.

With easy access to both the Kentucky Horse Park and Keeneland, Crestfield Farm is suitable for any discipline. In addition to great soils and city water, the farm has three entrances due to its tremendous road frontage.

MAIN RESIDENCE:

Approached by entering stone columns and traveling through stately and mature sycamore trees, this charming home consists of approximately 2,795 square feet of gracious living area and was built around a log home (circa 1772) with the front added after World War II with the rear added in the 1980's. Heating is via a forced air oil furnace and heat pump with electric air conditioning. Brick sidewalks and patio add to its charm.



Entrance Foyer: 10' ceiling, oak floor, crown moulding.

Dining Room: 10' ceiling, oak floor, crown moulding, chair rail, fireplace.

Living Room (22' x 22'): 10' ceiling, oak floor, crown moulding, fireplace, built-in bookcases.

Den: Oak floor, fireplace, adjoins long side hallway with walnut door to brick patio.

Kitchen: Oak floor, copper hood, cherry cabinets, Jenn-Air refrigerator, Bosch dishwasher, Jenn-Air surface unit, double oven, bar sink, side entrance to dining room plus an outside entrance.

Bedroom: Original log house, ash floor, fireplace.

Bedroom: Oak floor.

Full Bath: Connects to both of the above bedrooms.

Master Suite: Oak floor, crown moulding, chair rail, fireplace, adjoining walk-in closet with built-ins. **Bath:** Ceramic tile bath, whirlpool tub, ceramic tile shower, skylight.

Dressing Room: Across hall from bath with dressing table and sink, walk-in closet, skylight.

Additional Main Residence Photos



FARM IMPROVEMENTS:

Broodmare Barn: 19 stall converted tobacco barn with stalls measuring 12' x 14' (one foaling stall is 12' x 17.5'), 18.5' aisle, loft over stalls, rear windows, insect spray system, heated warm room/tack room. Attached 16' x 24' concrete block shop with half bath and attached covered van storage.

Isolation Barn: 14' x 66'. Contains two 13' x 14' stalls, a large sales/tack room, and an open storage bay.

Yearling Barn: 11 stall barn with stalls measuring 10' x 12', 15.5' aisle, double rear doors, heated tack room, loft over stalls, insect spray system.

Yearling Barn: 8 stall barn with stalls measuring 10' x 12', 14' aisle, rear windows, insect spray system.

Auxiliary Barn: 40' x 40' with four 10' x 11.5' stalls, plus a wash stall and open center area.

- Enclosed 62' x 62' five horse automatic Stratton walker with a fibar base.
- Two frame run-in sheds.
- 1,160 square foot manager's home with three bedrooms and one and a half baths.
- 700 square foot modular home with two bedrooms and one bath.
- Office/garage. Built in 1987, the office contains three offices, a large reception area, and a full bath. The three bay garage (one bay is used as a large enclosed storage area) could convert to a guest house if desired.





Crestfield Farm—a true turn-key horse farm consisting of 127 +/- acres in excellent condition. Over 75 stakes winners including 5 Champions have been raised or sold by Mr. Courtney and Crestfield on this farm including Action This Day, Meadow Star, Meadow Lake, Caller One, Fit To Fight, and Dollar Bill.

With its quality and number of improvements in addition to its proven track record, Crestfield Farm truly provides you with the foundation to become successful in the Thoroughbred business, or it's readily adaptable and well-located for a sport horse operation.

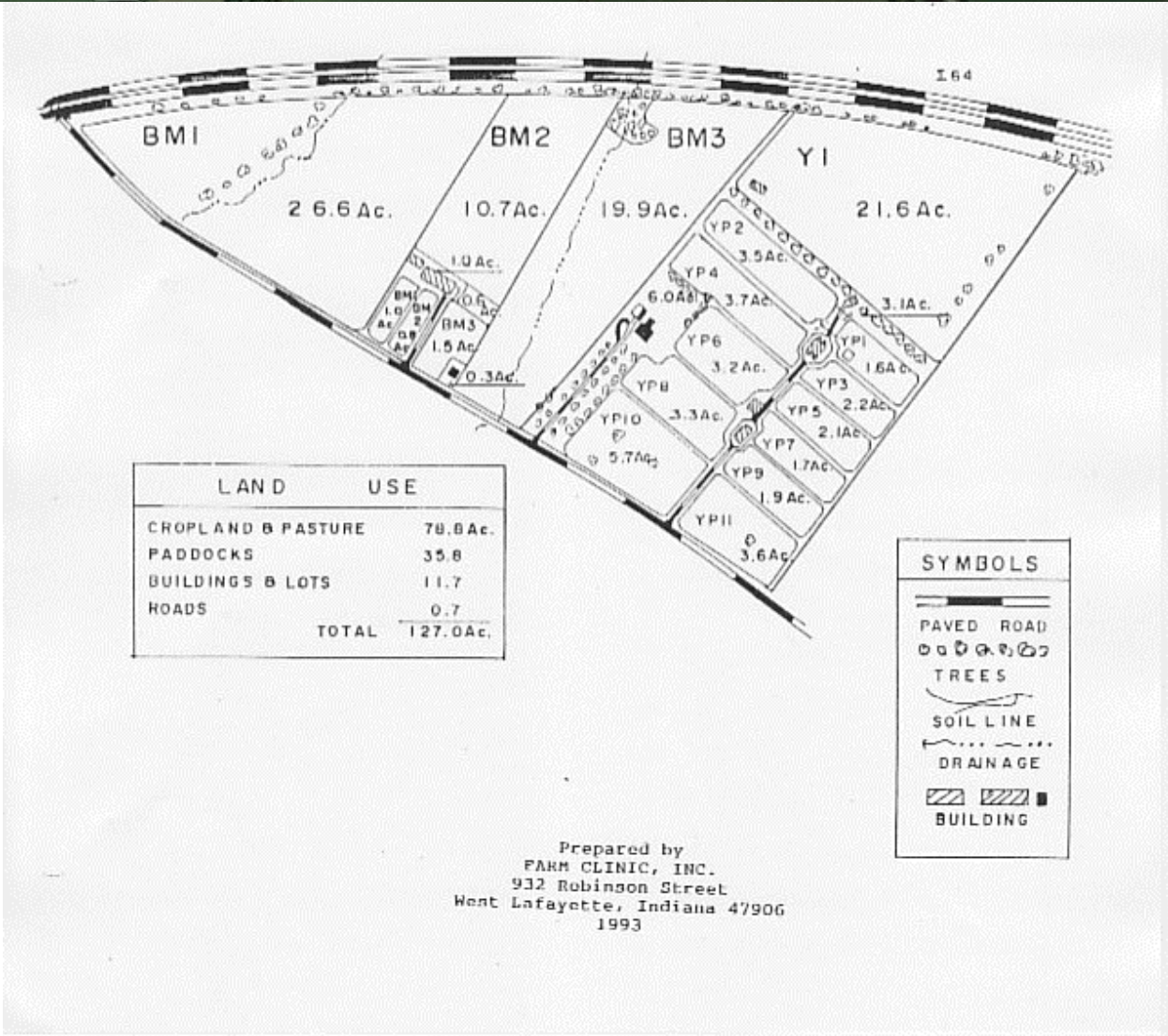
Information contained herein is believed to be accurate but is not warranted.

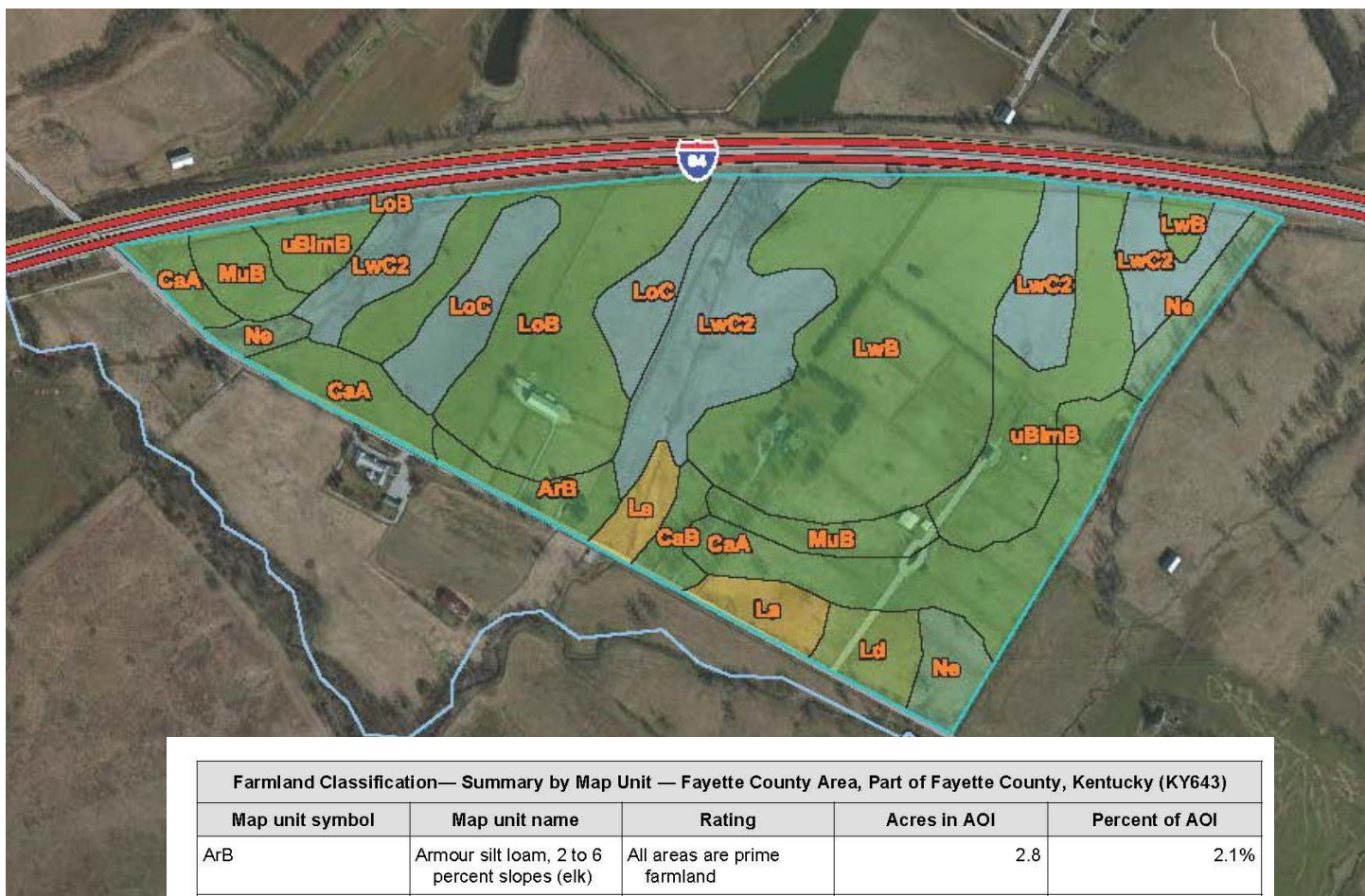
PRICE: \$1,920,000.



**Agent: Bill Justice
(859) 294-3200**

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Farmland Classification— Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ArB	Armour silt loam, 2 to 6 percent slopes (elk)	All areas are prime farmland	2.8	2.1%
CaA	Captina silt loam, 0 to 2 percent slopes (otwell)	All areas are prime farmland	16.0	12.4%
CaB	Captina silt loam, 2 to 6 percent slopes (otwell)	All areas are prime farmland	1.7	1.3%
La	Lanton silty clay loam (dunning)	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	4.3	3.3%
Ld	Lindside silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	2.9	2.2%
LoB	Loradale silt loam, 2 to 6 percent slopes	All areas are prime farmland	18.1	14.0%
LoC	Loradale silt loam, 6 to 12 percent slopes	Farmland of statewide importance	8.2	6.3%
LwB	Lowell silt loam, 2 to 6 percent slopes	All areas are prime farmland	29.8	23.1%
LwC2	Lowell silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	22.2	17.1%
MuB	Mercer silt loam, 2 to 6 percent slopes (nicholson)	All areas are prime farmland	5.3	4.1%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	6.0	4.6%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	12.2	9.4%
Totals for Area of Interest			129.4	100.0%

Over 75 Stakes winners sold or raised by Robert E. Courtney / Crestfield Farm
Including:

U.S. and European CHAMPIONS

- 1) **ACTION THIS DAY** – Champion 2-year-old colt. Winner Bessemer Trust Breeders' Cup Juvenile GI
- 2) **MEADOW STAR** – Champion 2-year-old filly Breeders' Cup Juvenile Fillies GI, plus five other Grade I stakes
- 3) **NORTHSIDER** – Champion older mare. Santa Margarita Invitational H. GI plus two other GI stakes
- 4) **PRINCE OF THE BIRDS** – Champion miler in Ireland, Airlie Coolmore Irish Two Thousand Guineas Ire-I
- 5) **POLISH PATRIOT** – Champion 3-year-old colt in England, Carroll Foundation July Cup ENG-I

Graded Stakes Winners

FIT TO FIGHT
AMONG MEN
MEADOWLAKE
CALLER ONE
BEL AIR BEAUTY
RECOUP THE CASH
NORTHERN AFLEET
DOLLAR BILL
EVER LASTING
GIRL ON A MISSION
BRIGHT LAUNCH
OPENING THEME
METER MAID
MANDARIN STAR
AMERICAN SPIRIT
OPTIC NERVE
DISTINCT REALITY
BRIGHT VALOUR
MAJMU
KENTUCKY DYNAMITE
LONE STAR SKY
LEMON MAID
WANDER MOM

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: _____ CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 2501 Royster Road, Lexington, Kentucky 40516

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: 9/21/15 Buyer: _____ Date: _____

Seller: _____ Date: _____ Buyer: _____ Date: _____

Agent: _____ Date: _____ Agent: _____ Date: _____

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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PROPERTY ADDRESS: 2501 Royster Road, Lexington, KY 40516

DATE: 8/31/18

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 ☒ Yes
- (b) Air Conditioning ☒ Yes
- (c) Plumbing/Septic ☒ Yes
- (d) Heating ☒ Yes
- (e) Pool/Hot tubs/Sauna ☒ Yes
- (f) Appliances ☒ Yes
- (g) Doors and windows ☒ Yes

2. MAIN RESIDENCE - FOUNDATION

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

3. MAIN RESIDENCE - ROOF

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

4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT

- (a) Was residence built before 1978? ☒ Yes
- (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? ☒ Yes
- (b) Has the property ever had a drainage, flooding or grading problem? ☒ Yes

6. BOUNDARIES

- (a) Have you ever had a survey of your property? ☒ Yes
- (b) Do you know the boundaries of your property? ☒ Yes
- (c) Are the boundaries of your property marked in any way? FENCES ☒ Yes
- (d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? ☒ Yes
- (e) Is there any common fencing? If yes, explain any agreement and common maintenance. FENCES S.W. LOPSHIRE ☒ Yes
- (f) Any improvements shared in common with adjoining or adjacent properties? ☒ Yes

7. HOMEOWNER'S ASSOCIATION

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

8. WATER

- (a) Are all the improvements connected to a public water system? ☒ Yes
- (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?

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? LEAK ON PORCH ☒ Yes
- (b) Were any auxiliary houses built before 1978? ☒ Yes
- (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. BARNS/OUTBUILDINGS

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

FORM 035

BROOMMANS BARN ROOF CAN LEAK IN HARD RAIN

Revised 8/06

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1) Water lines	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Electric lines.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Natural Gas/Propane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Telephone lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Septic/Field lines.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) If you answered yes to any of the above, can you furnish a diagram of same?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. MISCELLANEOUS			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any Radon test being performed on this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are there any assessments other than property assessments that apply to this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Are you aware of any damage due to wood infestation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? <u>AIRITE</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Are you aware of any underground storage tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Are you aware of any dumps on the property, present or past?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Are any sink holes being used as a dump?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) To your knowledge, has the property been used for anything besides agricultural purposes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(o) Have you ever had a soil analysis done?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property? <u>Horses in front yard</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. If the answer was "yes" to any of the above questions, please explain.			

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.

[Signature] 8/15 3:17pm
 SELLER DATE TIME 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".

_____ DATE TIME BUYER DATE TIME
 BUYER DATE TIME BUYER DATE TIME

If you have specific questions please consult an attorney.
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