

5800 OLD RICHMOND ROAD (Tract 1)

11.42 Acres

Lexington, Fayette County, Kentucky

Beautiful and hard-to-find 11.42 acres of gently-rolling land with lush fields and frontage on desirable Old Richmond Road. Located just minutes from Jacobson Park.

Ready for you to build your dream home!



A portion of an 89.06 acre farm that has been divided into 6 separate deeded tracts:

- Tract 2 (5776 Old Richmond Road) 10.25 acres: \$229,900.
- Tract 3 (5740 & 5742 Old Richmond Road) 12.07 acres (contains 2 houses and 2 barns): \$399,900.
- Tract 4 (5700 Old Richmond Road) - 34.78 acres: \$459,900.
- Tract 5 (5670 Old Richmond Road) - 10.28 acres: \$22,900.
- Tract 6 (5664 Old Richmond Road) - 10.26 acres: \$229,900.
- Entire farm with 89.06 acres (5700-1 Old Richmond Road): \$1,699,000.

Offered Exclusively By

Price: \$249,900.



Mike Morrison, Agent
(859) 340-0302

www.kyhorsefarms.com

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

PK SET IN TOP
OF FENCE POST

S 85°25'21" E
600.00'

N 08°27'17" W 452.00'

N 85°25'20" W
1167.89'

N 85°25'21" W
34.34'

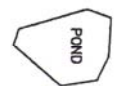
S 30° DEDICATED R O W

J. H. KERR, III
DB. 1297, PG. 753

NO. OF LOTS 6

VIC

ORDERED TO RECORD
PAID \$ 26.50 INC. TAX
AT 3:52 PM
24th DAY OF JUNE 19 97
DONALD W. BLEVINS
FAYETTE COUNTY CLERK
BY *Donald W. Blevins*



N 04°43'05" E
1864.32'

BURRUSS
1431, PG. 456

TRACT 4
34.782 AC. +/-

5700

5670

5664

TRACT 6
10.260 AC. +/-

TRACT 5
10.281 AC. +/-

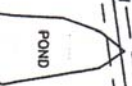
5740 &
5742

TRACT 3
12.071 AC. +/-

TENANT HOUSE

TOBACCO
BARN

SECT. 4 S
1 1/2 STORY
RESIDENCE



TRACT 2
10.254 AC. +/-

TRACT 1
11.426 AC. +/-

5800

5776

199706240184

S 87°47'31" W
900.00'

N 04°43'05" E
250.00'

N 04°43'05" E
253.50'

N 08°27'17" W 375.64'

N 08°27'17" W 400.00'

N 08°27'17" W 1327.81'

S 81°59'18" W 1310.48'

S 81°59'18" W 1327.81'

S 82°00'18" W 1122.92'

S 84°45'45" W 1590.28'

S 87°47'31" W 1040.32'

S 87°47'31" W 713.99'

S 87°43'25" W 32.42'

S 84°45'45" W 31.79'

S 24°32'14" E 380.00'

S 24°32'14" E 372.10'

S 24°32'14" E 306.42'

S 76°39'45" W 30.58'

S 76°39'45" W 22'

S 81°59'18" W 31.29'

S 81°59'18" W 62.59'

S 81°59'18" W 31.29'

S 81°59'18" W DB. 770, PG. 361

S 24°32'14" E 31.29'

S 24°32'14" E 32.22'

S 86°51'40" W 22' WIDE PAVEMENT

C/L RICHMOND ROAD

U.S. HWY 23

6088 TINE
FLOOD PLAIN
UTILITY MAP
NO. RSA 28

D. MILLER
DB. 1885, PG. 655
PC. K. SL. 95

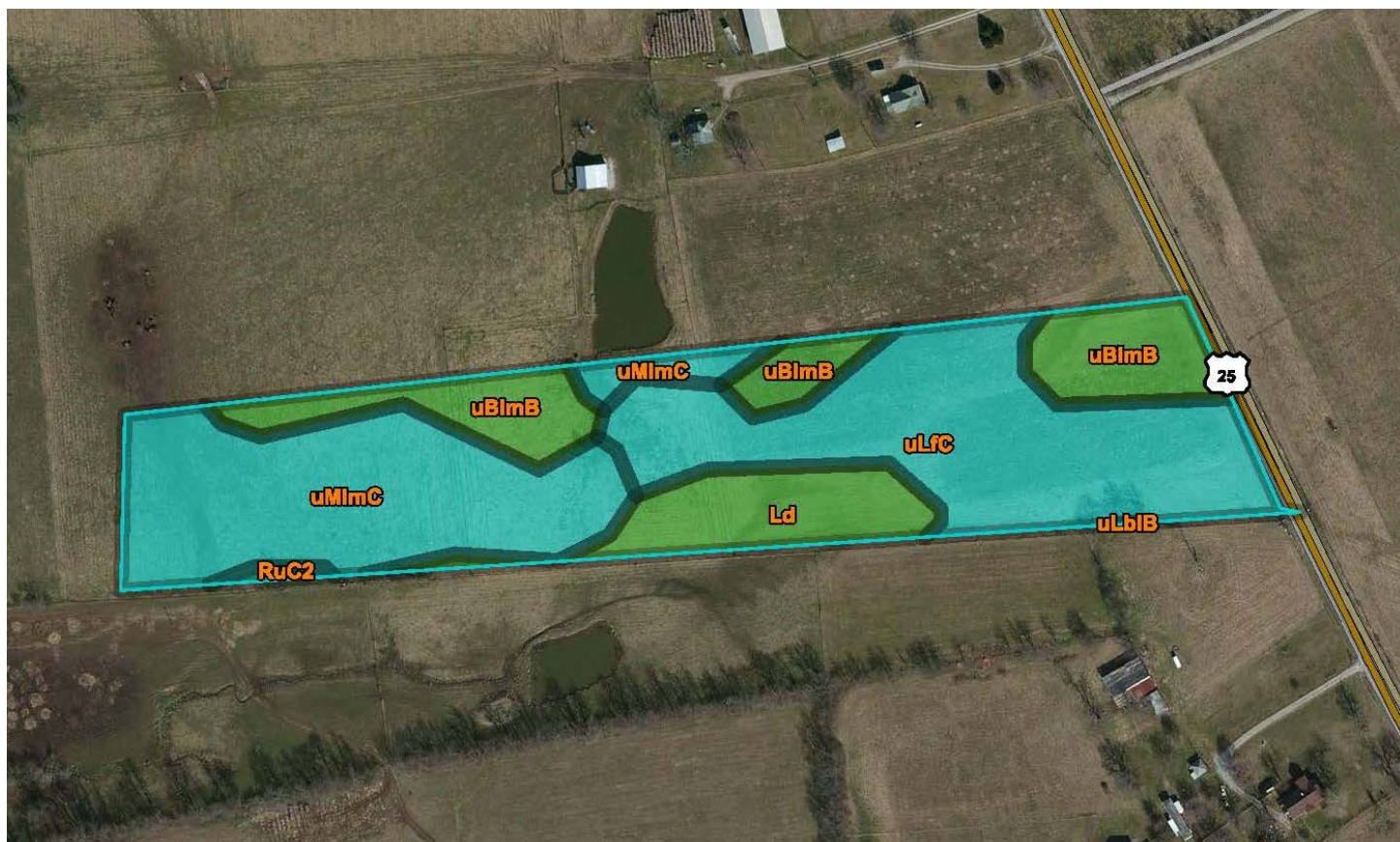
D. STRAIN
DB. 1186, PG. 93
PC. K. SL. 95

97-83





37°56'30.68" N



| 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 |
| Ld | Lindside silt loam, 0 to 2 percent slopes, occasionally flooded | All areas are prime farmland | 1.4 | 11.3% |
| RuC2 | Russellville silt loam, 6 to 12 percent slopes (nicholson) | Farmland of statewide importance | 0.1 | 0.6% |
| uBlmB | Bluegrass-Maury silt loams, 2 to 6 percent slopes | All areas are prime farmland | 2.3 | 19.1% |
| uLbiB | Lowell-Bluegrass silt loams, 2 to 6 percent slopes | All areas are prime farmland | 0.0 | 0.0% |
| uLfC | Lowell-Faywood silt loams, 6 to 12 percent slopes | Farmland of statewide importance | 4.3 | 35.5% |
| uMImC | Maury-Bluegrass silt loams, 6 to 12 percent slopes | Farmland of statewide importance | 4.1 | 33.6% |
| Totals for Area of Interest | | | 12.1 | 100.0% |

5. Have any soil tests been performed? ☐ Yes ☒ No or ☐ Unknown
When? _____ By Whom? _____
Results: _____
6. Does the property have any fill or uncompacted soils? ☐ Yes ☒ No or ☐ Unknown
If "YES" describe location and depth _____
7. Are there any settling or soil movement problems on this property or any adjacent property?
a. ☐ Yes ☒ No or ☐ Unknown
If "YES" give details: _____
8. Are there any dead or diseased trees on the property? ☐ Yes ☒ No or ☐ Unknown
If "YES" give details: _____

D. UTILITIES

1. Have any percolation tests been performed? ☐ Yes ☒ No or ☐ Unknown
When? _____ By Whom? _____
Results: _____
2. Are any of the following presently existing within the property?
a. Connection to public water ☐ Yes ☒ No or ☐ Unknown
b. Connection to public sewer ☐ Yes ☒ No or ☐ Unknown
c. Connection to private water system off property ☐ Yes ☒ No or ☐ Unknown
d. A water well ☐ Yes ☒ No or ☐ Unknown
e. Septic tank ☐ Yes ☒ No or ☐ Unknown
f. Connection to electricity ☐ Yes ☒ No or ☐ Unknown
g. Connection to natural gas services ☐ Yes ☒ No or ☐ Unknown
3. Are any of the following presently existing at the boundary of the property?
a. Public water system access ☒ Yes ☐ No or ☐ Unknown
b. Private water system access ☐ Yes ☒ No or ☐ Unknown
c. Electric service access ☒ Yes ☐ No or ☐ Unknown
d. Natural gas access ☐ Yes ☒ No or ☐ Unknown
e. Telephone system access ☒ Yes ☐ No or ☐ Unknown
4. Have any utility access charges been paid? ☐ Yes ☒ No or ☐ Unknown
If "YES" which charges have been paid? _____

E. OTHER MATTERS

1. Is there a Homeowners Association? ☐ Yes ☒ No or ☐ Unknown
2. If yes, what are the dues or assessments? _____ paid _____ monthly/yearly
3. Is there road maintenance? ☐ Public ☐ Private or ☒ Unknown
4. Are there any recorded maintenance agreements? ☐ Yes ☒ No or ☐ Unknown
5. Is there a bus or other public transportation system? ☐ Yes ☐ No or ☐ Unknown
Where is the pick up? _____
- Is there anything else that may materially and adversely affect the value or desirability of the property, e.g., pending claims or litigation, notice from any governmental authority for violation of any law or regulation, proposed zoning changes, street changes, threat of condemnation, or neighborhood noise or nuisance?
☐ Yes ☒ No or ☐ Unknown
If "YES" give details: _____

F. SELLER'S STATEMENT (To be signed at time of listing)

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Sellers do not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes that this information be provided to prospective buyers of this property and to the real estate brokers and sales people. Seller understands and agrees that Seller will notify in writing immediately if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time or the discovery of additional information.

Seller: Sandy Rice Date: 5/15/17 Time: 1:00 Seller: [Signature] Date: 5-15-17 Time: 1:00

G. BUYER'S RECEIPT AND ACKNOWLEDGMENT (To be signed at time of purchase agreement)

I have carefully inspected the property. I have been advised to have the property examined by professional inspectors and to investigate every aspect of the property which could be important to me. I acknowledge that neither any Broker or Agent involved in this transaction is an expert at detecting the condition of the property or its suitability for my intended use.

I understand that unless stated otherwise in my contract with Seller, the property is being sold in its present condition only, without warranties or guarantees of any kind by Seller or any Broker or Agent. I state that no representations concerning the condition of the property are being relied upon by me except as disclosed or stated within the sales contract.

Buyer _____ Date _____ Time: _____ Buyer _____ Date _____ Time: _____