

THE FORMER WOODLYNN FARM

“A Division of Dixiana”

324 +/- Acres

6000 Greenwich Pike

Lexington, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



An exceptionally well laid out horseman's farm and one that has a record of raising superior horses—a quality that should never be overlooked. With three gated entrances, this turn-key 324 acre farm is exceptionally functional and very well designed.

It consists of 100 stalls in mostly concrete block barns; two owner-quality homes plus houses for a manager and employee. Additional improvements include a 2,100 square foot office with attached shop and side equipment shed; two 6-horse walkers; 4 round pens; and a 50' x 100' metal hay/equipment barn.

Well-located between Paris Pike and Russell Cave, this lovely farm is aesthetically pleasing as it is functional.



Horse Improvements

- 20 Stall concrete block barn: Stalls measure 12' x 14'; 14' aisle with loft over aisle; feed room with walk-up to loft; warm room/office with half bath; double rear doors; two cupolas. 2 let-down pens are located at the rear of this barn.
- 20 Stall concrete block barn: Stalls measure 12' x 14'; 14' aisle with loft over aisle; feed room with walk-up to loft; warm room/office with half bath; double rear doors; two cupolas. NOTE: Adjacent 6-horse covered EquiGym walker plus covered round pen.
- 20 Stall concrete block training barn: 14' x 200' shed row on each side; stalls measure 12' x 12'; wash bay; office; half bath with washer/dryer hook-up; walk-up to loft; feed + storage room; rubber paver show ring. NOTE: Adjacent 6-horse Stratton walker and let down pen.



- 4 Stall concrete block former stallion barn: Stalls measure 15.5' x 15.5'; 14' aisle; padded wash bay; paneled tack room with half bath; cupola.
- Four 2-stall concrete block barns: Stalls measure 15' x 15'; plus open center area. One barn has an attached feed room.

- Concrete block breeding barn: 4 Stalls plus a 24' x 37' padded breeding area; padded wash bay.
- 16 Stall converted tobacco barn: Stalls measure 12' x 13.5' with a 19' aisle; loft over stalls; rear windows; heated warm room. Attached to this barn are two additional stalls.
- 6 Stall shed row barn.



Main Residence

This 1920's stone home consists of approximately 4,715 square feet—with tons of character and overlooking a 5 acre lake. The first floor contains a living room, dining room, office, and den—all with hardwood floors; an eat-in kitchen; bedroom with full bath; and two half baths. A large family room with vaulted beamed ceiling and built-ins along one wall was added at a later date.



The second floor consists of the master bedroom and master bath with Jacuzzi-style tub and walk-in shower; three closets; plus a guest bedroom and bath.



Owner/Guest Home

Purchased as a separate parcel, this 1990's custom-built home consists of approximately 4,445 of living area. The first floor contains a living room with fireplace and barrel ceiling, fully-equipped kitchen, master bedroom with tray ceiling and walk-in closets, master bath, den, large utility room, powder room, screened-in porch, and attached two-car garage. The second floor contains two bedrooms, each with a walk-in closet, Jack and Jill bathroom, and a large 9.5' x 25.5' rec room. The partially-finished lower level contains a family room, office, and sitting area.



Manager's Home

Brick one-and-a-half story with 1,880 square feet with two bedrooms and one bath on the first floor and three bedrooms and one bath upstairs.

Employee House

A two bedroom, one bath brick ranch with approximately 1,345 square feet.



Additional Improvements

- 50' x 100' metal hay/equipment building.
- 2,100 square foot office with attached 30' x 42' shop and attached 16' x 80' open equipment shed.
- 5+ acre lake.
- 3 gated entrances.
- Plank fencing.
- City water.



Offered Exclusively By

PRICE: \$4,950,000.

Will Divide!!



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

www.kyhorsefarms.com

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



Greenwich Pike

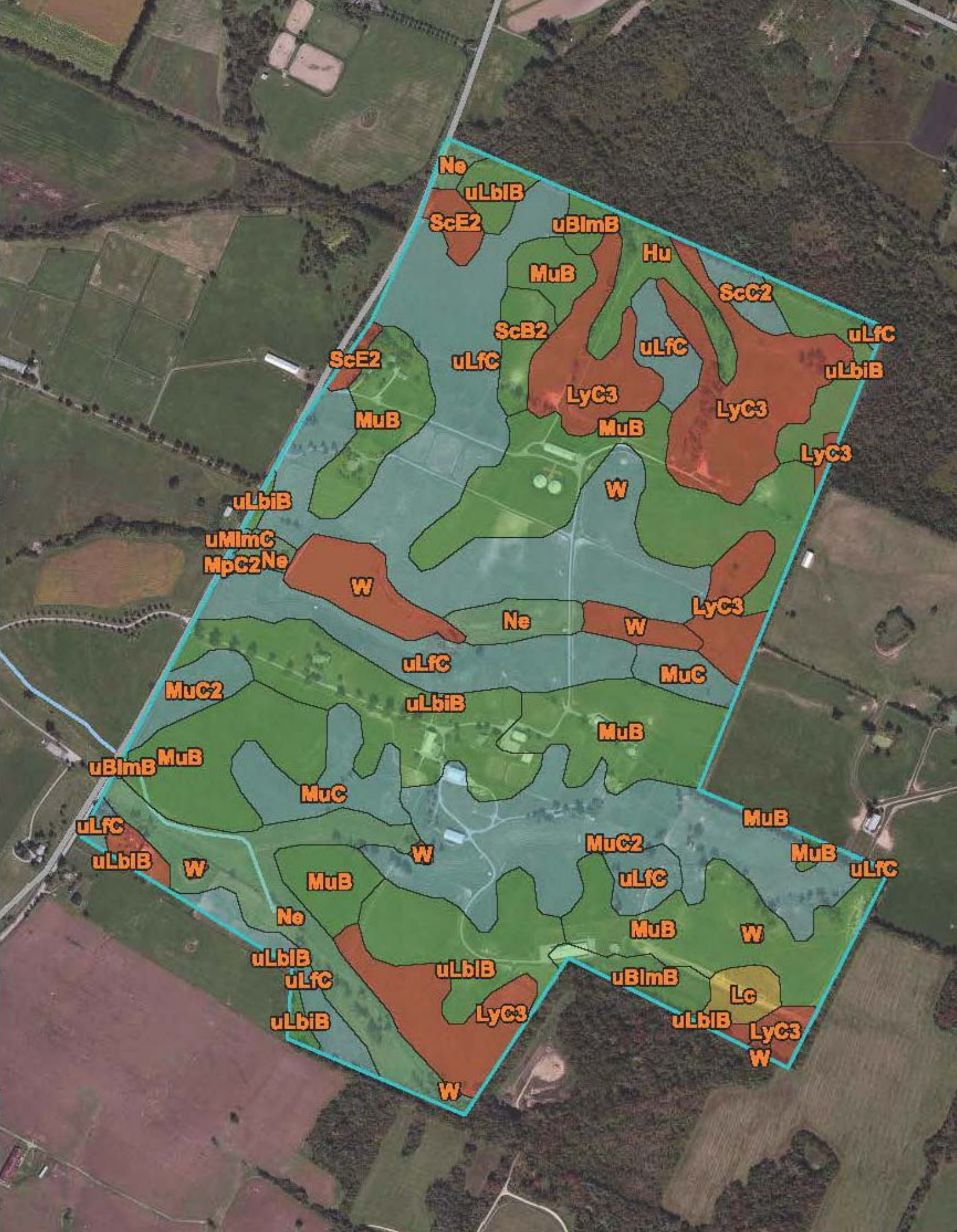


106.9 +/-
Acres

206.55 +/-
Acres

11 +/-
Acres

Greenwich Pike



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
Hu	Huntington silt loam	All areas are prime farmland	5.5	1.6%
Lc	Lawrence silt loam	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	2.6	0.8%
LyC3	Lowell silty clay loam, 6 to 12 percent slopes, severely eroded	Not prime farmland	43.0	13.0%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	0.2	0.1%
MuB	Mercer silt loam, 2 to 6 percent slopes (nicholson)	All areas are prime farmland	78.6	23.7%
MuC	Mercer silt loam, 6 to 12 percent slopes (nicholson)	Farmland of statewide importance	10.4	3.1%
MuC2	Mercer silt loam, 6 to 12 percent slopes, eroded (nicholson)	Farmland of statewide importance	33.7	10.2%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	22.7	6.8%
ScB2	Salvisa silty clay loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	3.4	1.0%
ScC2	Salvisa silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	2.5	0.7%
ScE2	Salvisa silty clay loam, 12 to 30 percent slopes, eroded	Not prime farmland	2.9	0.9%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	5.2	1.6%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	39.7	12.0%
uLfC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	71.4	21.5%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	0.2	0.1%
W	Water	Not prime farmland	9.7	2.9%
Totals for Area of Interest			331.5	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS:

6000 Greenwich Pike, Lexington, Ky

DATE:

7/19/16

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

— ✓ —
— ✓ —
— ✓ —
— ✓ —
— — n/a
✓ — —
— ✓ —

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?
- (b) Has the property ever had a drainage, flooding or grading problem?

— — ✓
— ✓ —

6. BOUNDARIES

- (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?

— — ✓
✓ — —
— — ✓
— ✓ —
✓ — —
— ✓ —

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.

— — n/a

8. WATER

- (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?

✓ — —
— — —
— ✓ —
— ✓ —
— ✓ —

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?
- (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".)

— ✓ —
— — ✓

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?

✓ — —

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Electric lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Natural Gas/Propane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Telephone lines	<input checked="" 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 checked="" 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 type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. <u>Ryer Altman</u>			
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. If the answer was "yes" to any of the above questions, please explain.			
<u>1F. Gas range has a burner that does not light.</u>			
<u>2F. 10 A. Roof on one two stall barn leaks.</u>			

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.

This form was completed by the farm manager (who resides on the farm) - not the Seller

J. D. Old 7-19-16 1pm
 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".

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.

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: 7-11-16 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 6000 GREENWICH P.K.E., LEXINGTON, KY 40511

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)

WJS (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.

WJS (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)

WJS (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 WJS Date 7/15/16 Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Agent B Date 7/11/16 Agent _____ Date _____