

THE FORMER WOODLYNN FARM
206.55 +/- Acres
6000 Greenwich Pike
Lexington, Fayette County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



Priced to sell and without a doubt the best “value” for an improved horse farm on today’s market!!

There are 80 stalls in 10 barns—mostly concrete block. Additional improvements include a 6-horse walker, 3 round pens, a 50’ x 100’ metal hay barn, 2,100 square foot metal building—formerly used as an office—with a work shop at the rear and equipment shed on the side.

The main residence is a 1920’s stone home with over 4,700 square feet of living area with tons of character and overlooking a 5-acre lake.

ADDITIONAL LAND AVAILABLE!!



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 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.



Additional Improvements

- Employee House—A two bedroom, one bath brick ranch with approximately 1,345 square feet.
- 2,100 square foot office with attached 30' x 42' shop and attached 16' x 80' open equipment shed.
- 50' x 100' metal hay/equipment building.
- 5+ acre lake.
- Plank fencing.
- City water.



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

PRICE: \$2,500,000.

**Additional Acreage
Available**



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

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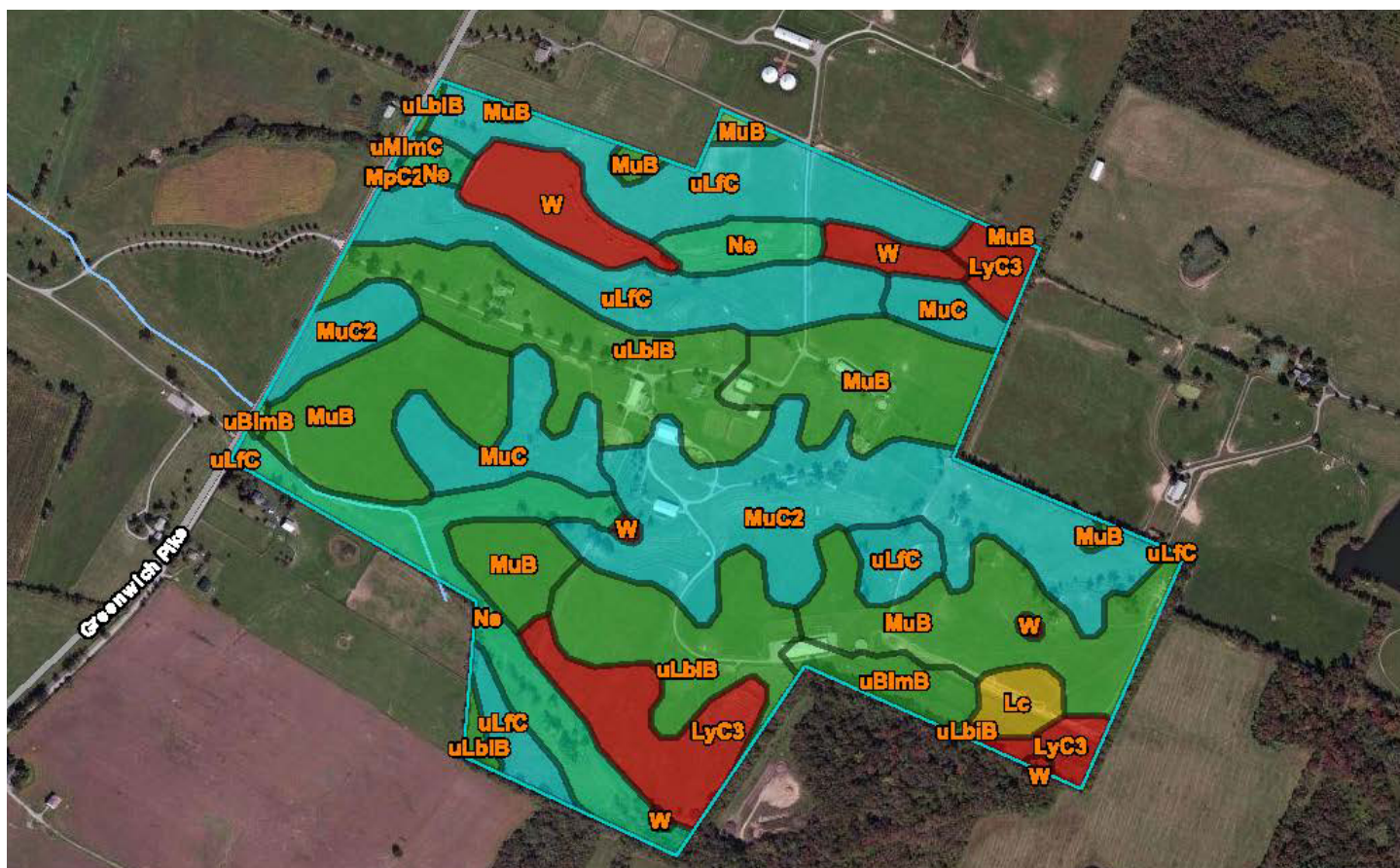
SOLD!

SUBJECT
PROPERTY

11 +/- Acres

Greenwich Pike

Imagery Date: 4/12/2016 38°09'59.53" N 84°



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
Lc	Lawrence silt loam	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	2.6	1.3%
LyC3	Lowell silty clay loam, 6 to 12 percent slopes, severely eroded	Not prime farmland	13.9	6.9%
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	All areas are prime farmland	46.2	22.7%
MuC	Mercer silt loam, 6 to 12 percent slopes	Farmland of statewide importance	10.3	5.1%
MuC2	Mercer silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	32.9	16.2%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	18.5	9.1%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	4.1	2.0%
uLbIB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	31.5	15.5%
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	33.7	16.6%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	0.1	0.1%
W	Water	Not prime farmland	9.3	4.6%
Totals for Area of Interest			203.4	100.0%

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 _____