

THE KITCHEN FARM

115 +/- Acres

1544 Big Sink Road

Versailles, Woodford County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



This is a very special farm that's been in the same family since 1947. Adjoining Buck Pond and in the immediate area of WinStar, Lane's End, and Three Chimneys, Kitchen Farm offers one a unique opportunity to acquire a wonderful blank canvas in a fantastic location. Possessing tremendous road frontage on both Big Sink and Williams Lane, it is also comprised of over 75% Maury Silt Loam soils—the Best in the Bluegrass—and one which has been free of horses since the 1990's.

The main residence, circa 1840, is a classic two-story brick home situated in a park-like setting and containing approximately 3,300 square feet of living area. While in need of updating, it contains great bones and a wonderful feel.

Farm improvements include an older 12 stall horse barn; an 8 bent tobacco barn; and a feed barn.

The lay of the land and its great location make the Kitchen Farm suitable for any discipline.



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

PRICE: \$1,610,000.



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

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Williams Lane

Big Sink



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	0.2	0.2%
FcF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes	Not prime farmland	0.0	0.0%
FdE	Faywood silt loam, 12 to 30 percent slopes	Not prime farmland	8.7	7.5%
Ld	Lindside silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	0.0	0.0%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	8.5	7.4%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	9.2	7.9%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	2.5	2.2%
uBImA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	All areas are prime farmland	11.6	10.0%
uBImB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	58.1	50.1%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	17.0	14.7%
Totals for Area of Interest			115.9	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 1544 BIG SINK PIKE VERSAILLES, KY DATE: 9-23-15
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		<input checked="" type="checkbox"/>	
(b) Air Conditioning <u>N/A</u>			
(c) Plumbing/Septic		<input checked="" type="checkbox"/>	
(d) Heating		<input checked="" type="checkbox"/>	
(e) Pool/Hot tubs/Sauna <u>N/A</u>			
(f) Appliances <u>N/A</u>			
(g) Doors and windows <u>OLD DOORS, SOME WINDOWS STUCK</u>	<input checked="" type="checkbox"/>		
2. MAIN RESIDENCE - FOUNDATION			
(a) Are you aware of any problems concerning the basement?		<input checked="" type="checkbox"/>	
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?		<input checked="" type="checkbox"/>	
(c) Are you aware of any defects or problems relating to the foundation?		<input checked="" type="checkbox"/>	
3. MAIN RESIDENCE - ROOF			
(a) Has the roof ever leaked?	<input checked="" type="checkbox"/>		
(b) Has the roof ever been repaired?	<input checked="" type="checkbox"/>		
(c) Do you know of any problems with the roof?		<input checked="" type="checkbox"/>	
4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	<input checked="" type="checkbox"/>		
(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?			<input checked="" type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem?	<input checked="" type="checkbox"/>		
6. BOUNDARIES			
(a) Have you ever had a survey of your property?		<input checked="" type="checkbox"/>	
(b) Do you know the boundaries of your property?			<input checked="" type="checkbox"/>
(c) Are the boundaries of your property marked in any way?			<input checked="" type="checkbox"/>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?		<input checked="" type="checkbox"/>	
(e) Is there any common fencing? If yes, explain any agreement and common maintenance. <u>WITH NEIGHBORS</u>	<input checked="" type="checkbox"/>		
(f) Any improvements shared in common with adjoining or adjacent properties?		<input checked="" type="checkbox"/>	
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.	<u>N/A</u>		
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.		<input checked="" type="checkbox"/>	
(d) Are you aware of any problems with your water lines and/or waterers?		<input checked="" type="checkbox"/>	
(e) Is your water supply shared with anyone else?		<input checked="" type="checkbox"/>	
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?		<u>N/A</u>	
(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 <u>SOME</u>	—	✓	—
2) Electric lines..... <u>NIA</u>	—	✓	—
3) Natural Gas/Propane	—	✓	—
4) Telephone lines <u>NIA</u>	—	✓	—
5) Septic/Field lines.....	—	—	—
(b) If you answered yes to any of the above, can you furnish a diagram of same?	—	—	—
12. MISCELLANEOUS			
(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? <u>TREATED IN 2008</u> ...	✓	—	—
(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. <u>ASCS 2014</u>			
(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?.....	—	✓	—
13. If the answer was "yes" to any of the above questions, please explain.			

No electricity that is working going to any of the barns or automatic waterers..The waterers have not been used since 2010 and seller has no knowledge if they work or not. Dishwasher doesn't work.

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.

Kitcher Farm, LLC 9/23/15 NOON

SELLER DATE TIME SELLER DATE TIME

by Sally Kitcher, member

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.