

# RUNNERS RIDGE FARM

## 64 +/- ACRES

2787 Old Frankfort Pike

Versailles, Woodford County, Kentucky



*OFFERED EXCLUSIVELY BY*



[www.justicerealestate.com](http://www.justicerealestate.com)

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

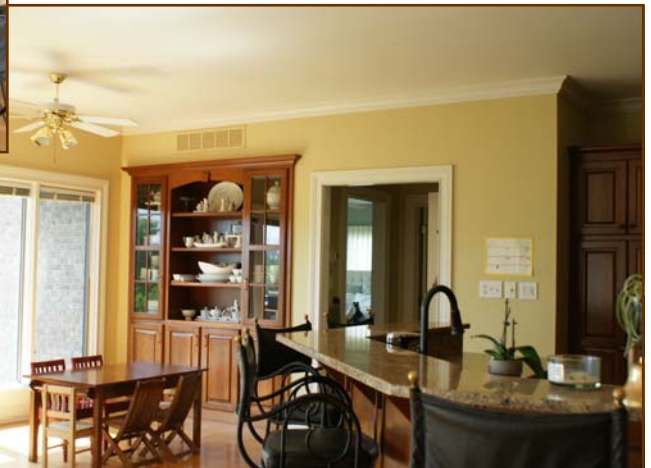




Adjoining world-renown Three Chimneys Farm and located on prestigious Old Frankfort Pike, this 64 acre horse farm features a lovely 6,000+ square foot brick ranch home with finished walk-out basement. This four bedroom, four bath home, overlooking a large lake, features beautiful hardwood floors, great décor, plus a lower level suite. Adjacent to the main residence is a 2,000 square foot two-level stone guest house.

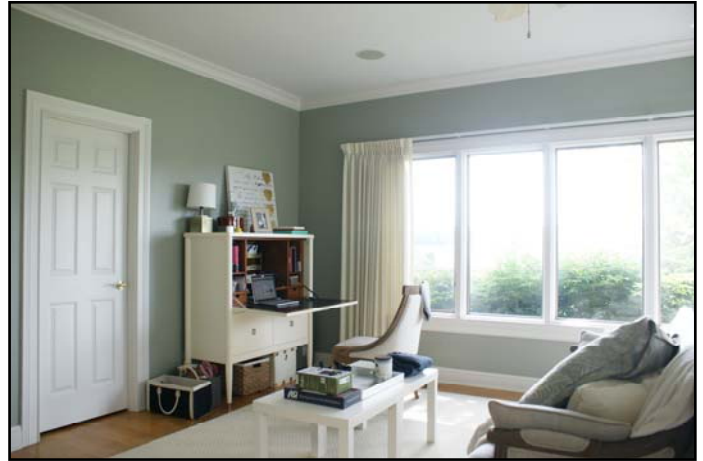
Horse improvements include an 8 stall stone barn with copper roof and a 10 stall training barn with full jog around. Completing this wonderful property is a story-and-a-half manager's home, a 40' x 48' shop/equipment building, and a 2-car brick detached garage adjacent to the main residence.

This gracious **main residence** was built by the owner in 1999 and overlooks a large, lovely lake. The first floor consists of an entry way; dining room; family room with a fireplace and French doors to a large deck; a gourmet eat-in kitchen with granite counter tops and island with eating area, plus a handsome office with built-in book cases and wet bar—all with lovely hardwood floors.





The luxurious master bedroom offers fantastic views, a master bath with whirlpool tub, separate shower, and double vanity, as well as, a walk-in closet. The other end of the home features two additional bedrooms and two full baths. The first floor is complemented by a large laundry room and one-car attached garage.



The walk-out lower level features a huge L-shaped rec room with fireplace and wet bar; a 380 square foot bedroom with full bath; a 6' x 27' closet; plus a 6' x 10' cedar closet. The rear patio has a built-in BBQ. The house is heated by two natural gas furnaces and central air is electric. Adjacent to the main house is a brick 2-car detached garage.





The two-level **stone cottage** is exceptionally charming and also offers a lovely view of the lake. Consisting of 2,000 square feet, the first floor contains a 19' x 23' living room with stone fireplace, pegged hardwood floor, and beamed ceiling. The eat-in kitchen also offer a pegged hardwood floor. The first floor is complete with a bedroom and full bath. The lower walk-out level contains two bedrooms and a full bath plus utility room.



Toward the rear of the farm is an older one-and-a-half story manager's residence with two bedrooms, living room, eat-in kitchen, two full baths, sitting room, and den.

## **HORSE IMPROVEMENTS:**

- **8-stall stone barn** with copper roof. Stalls measure 12' x 12' and contain rear windows and tongue and groove interiors.
- **10-stall training barn** with 11.5' x 13.5' back-to-back stalls, a 13' x 100' jog around on each side, a wash bay, and tack room.
- 40' x 48' concrete block **shop/equipment building**.



Additional features include a gated entrance and tree-lined drive.

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

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**PRICE: \$1,825,000.**

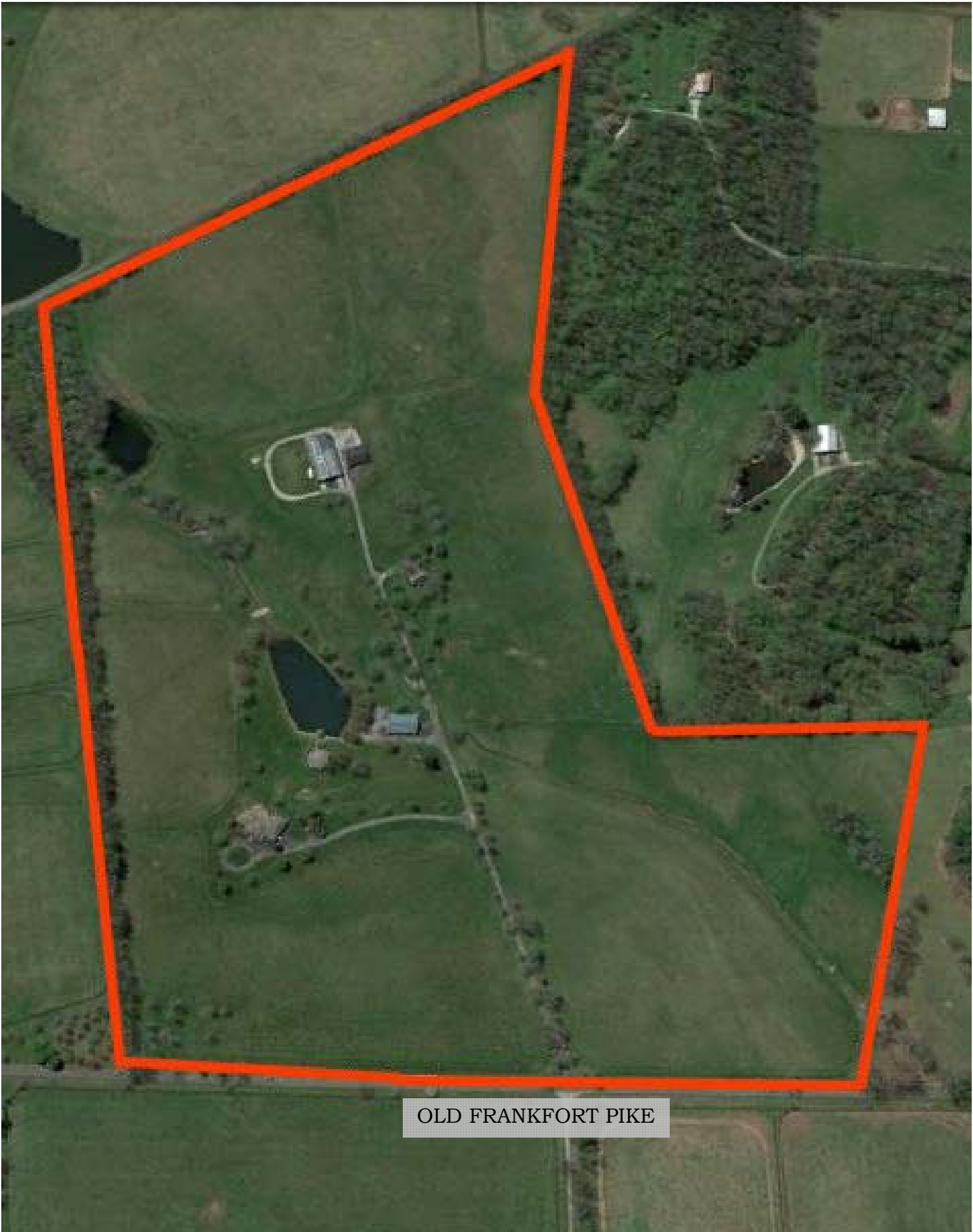


**Agent: Bill Justice**  
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Farmland Classification— Summary by Map Unit — Jessamine and Woodford Counties, Kentucky (KY624)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsB	Ashton silt loam, 2 to 6 percent slopes	All areas are prime farmland	10.4	16.5%
Du	Dunning silty clay loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	15.6	24.8%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	0.3	0.4%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	5.8	9.2%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	10.5	16.8%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	2.2	3.4%
MoC3	McAfee silty clay, 6 to 12 percent slopes, severely eroded	Not prime farmland	6.1	9.6%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	6.7	10.7%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	4.4	7.1%
W	Water	Not prime farmland	0.9	1.5%
Totals for Area of Interest			62.9	100.0%



# SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 2787 Old Frankfort Road, Versailles, Kentucky DATE: \_\_\_\_\_

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 .....	_____	_____	<u>X</u>
(b) Air Conditioning .....	_____	_____	<u>X</u>
(c) Plumbing/Septic .....	_____	_____	<u>X</u>
(d) Heating .....	_____	_____	<u>X</u>
(e) Pool/Hot tubs/Sauna .....	_____	_____	<u>X</u>
(f) Appliances .....	_____	_____	<u>X</u>
(g) Doors and windows .....	_____	_____	<u>X</u>
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement? .....	_____	_____	<u>X</u>
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability? .....	_____	_____	<u>X</u>
(c) Are you aware of any defects or problems relating to the foundation? .....	_____	_____	<u>X</u>
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked? .....	_____	_____	<u>X</u>
(b) Has the roof ever been repaired? .....	_____	_____	<u>X</u>
(c) Do you know of any problems with the roof? .....	_____	_____	<u>X</u>
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978? .....	_____	<u>X</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".)			
5. DRAINAGE			
(a) Is this property located in a flood plain zone? .....	_____	_____	<u>X</u>
(b) Has the property ever had a drainage, flooding or grading problem? .....	_____	_____	<u>X</u>
6. BOUNDARIES			
(a) Have you ever had a survey of your property? .....	_____	_____	<u>X</u>
(b) Do you know the boundaries of your property? .....	_____	_____	<u>X</u>
(c) Are the boundaries of your property marked in any way? .....	_____	_____	<u>X</u>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? .....	_____	_____	<u>X</u>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance .....	_____	<u>X</u>	_____
(f) Any improvements shared in common with adjoining or adjacent properties? .....	_____	<u>X</u>	_____
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>X</u>	_____
8. WATER			
(a) Are all the improvements connected to a public water system? .....	<u>X</u>	_____	_____
(b) IF NOT, please state your water sources and explain.			
(c) Has your water system ever gone dry? If yes, explain. ....	_____	<u>X</u>	_____
(d) Are you aware of any problems with your water lines and/or waterers? .....	_____	_____	<u>X</u>
(e) Is your water supply shared with anyone else? .....	_____	<u>X</u>	_____
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? .....	_____	_____	<u>X</u>
(b) Were any auxiliary houses built before 1978? .....	<u>X</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? .....	_____	_____	<u>X</u>



2787 Old Frankfort Road, Versailles, Kentucky

11. UTILITIES

(a) Are you aware of the location of the following underground utilities?

	Yes	No	Unknown
1) Water lines .....			X
2) Electric lines.....			X
3) Natural Gas/Propane .....			X
4) Telephone lines .....			X
5) Septic/Field lines.....			X

(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? .....

(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. ....

(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.

MAIN RESIDENCE LEASE WITH 60 / DAY NOTICE TO TERMINATE

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.

Maulon Price 5-16-17 6:21 PM.

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: \_\_\_\_\_ CONTRACT DATE: \_\_\_\_\_ CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 2787 Old Frankfort Pike, Versailles, Kentucky

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)

MJR (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.

MJR (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 Marcia Price Date 5-16-17 Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent \_\_\_\_\_ Date \_\_\_\_\_ Agent \_\_\_\_\_ Date \_\_\_\_\_