

# 1255 CARPENTER PIKE

127.11 Acres

Versailles, Woodford County, Kentucky



*Offered Exclusively By*



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

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

### **14 Stall Concrete Block Broodmare Barn**

- Office with brick floor, brick walls, vaulted ceiling, two ceiling fans, chandelier.
- Two foaling stalls.
- Wash stall.
- Feed room.
- Full bath with vinyl floor, tile shower, single vanity, and toilet stall.
- Warm room with vinyl floor, microwave, refrigerator, and camera system.
- Rubber pavers.
- Seven cameras accessible via internet.
- Forced air electric heat.



### **Six Bay Concrete Block Building**

- Four open, two closed—one with automatic garage door.
- Plumbed for washer/dryer.
- Both ends have concrete floor; four open bays with gravel.
- Drain system







### **12 Stall Yearling Barn**

- Sprinkler system at front of barn.
- Stalls measure 12' x 13'.
- Wash stall.
- Warm room with half bath, vinyl floor, and wall heater.
- Tack/feed room.
- 12' shed row.
- Show ring.
- Loading chute.





**Kraft Covered 6-Horse  
Gated Walker**

**60' Round Pen**

**14 Paddocks**

**6 Fields**

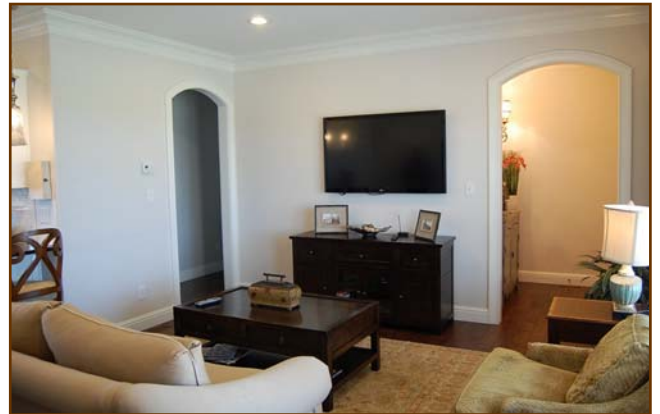




## Guest House



- *Entry:* Hardwood floor and crown moulding.
- *Living Room:* Hardwood floor, crown moulding, window blinds, and can lighting.
- *Kitchen:* Hardwood floor, crown moulding, window blinds, can lighting, KitchenAid side-by-side refrigerator with water/ice dispensers; dishwasher; double porcelain sink; disposal; custom cabinets; range; microwave; bar with pendant lights; tile back splash.



- *Back Hall:* Hardwood floor, washer/dryer closet, Maytag stacked washer/dryer; crown moulding; linen closet.
- *Hall Bath:* Tile floor, single vanity, tub/shower combo, can lighting.



- *Bedroom:* Hardwood floor, crown moulding, can lighting, ceiling fan with light.
- *Sitting Room/Office:* Hardwood floor, crown moulding, chair rail, wainscoting, chandeliers.
- *Covered Front Porch*
- *Two car attached garage.*



- Security system
- Forced air electric heat
- Sprinkler system
- Kentucky Utilities
- South Woodford Water District





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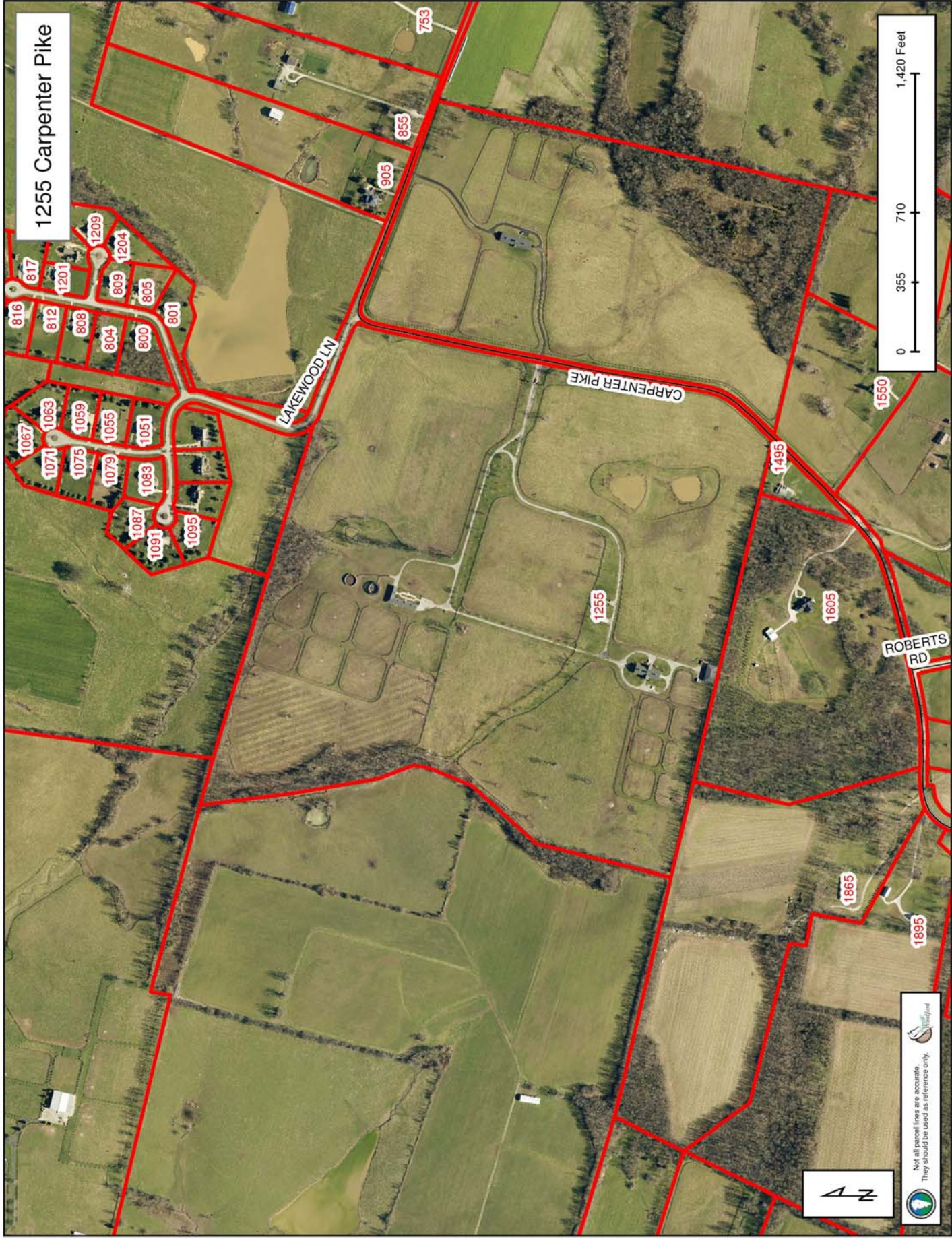
**PRICE: \$2,649,000.**



**Bill Bell  
859-621-0607**

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1255 Carpenter Pike

LAKEWOOD LN

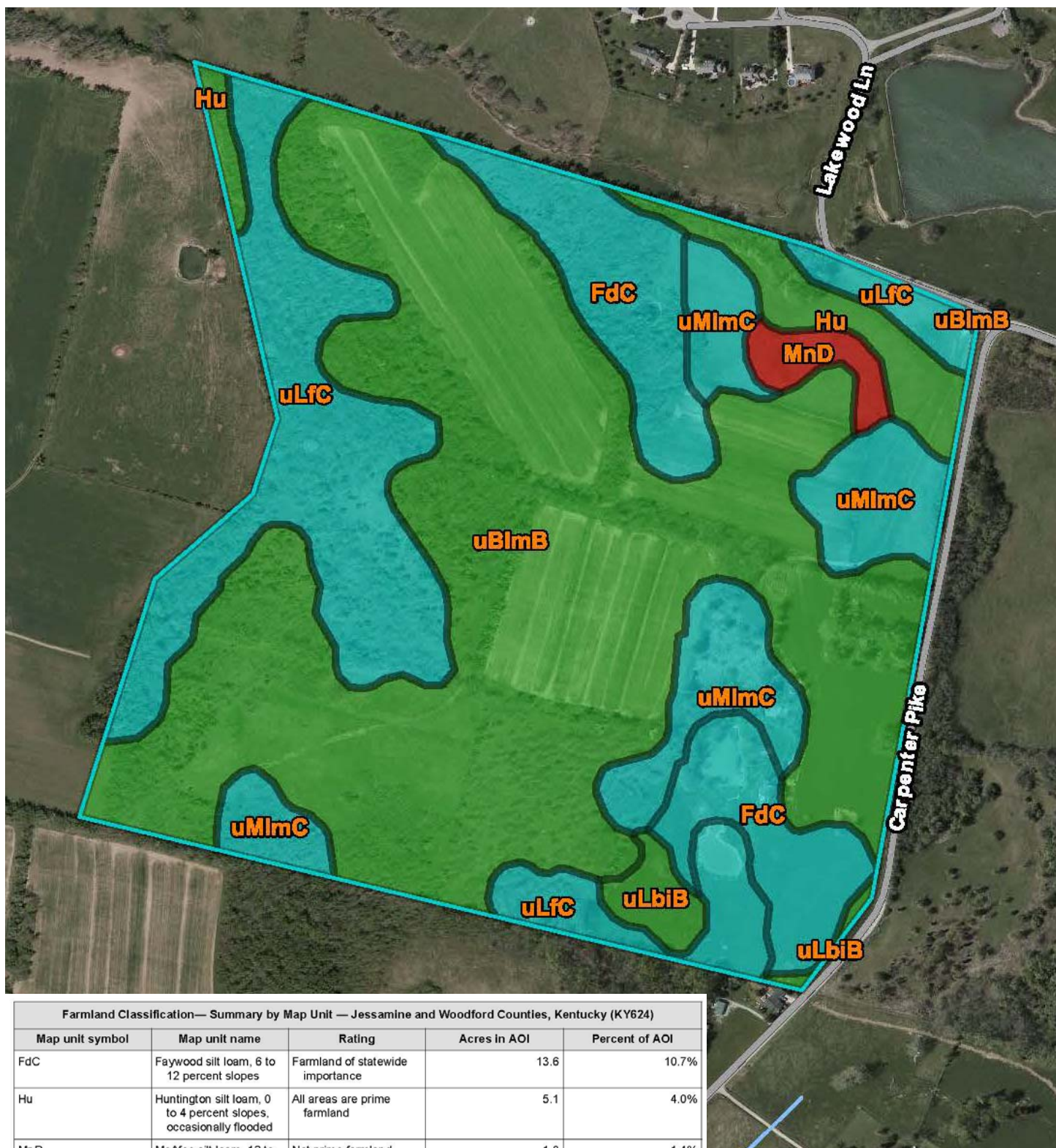
CARPENTER PIKE

ROBERTS RD



Not all parcel lines are accurate.  
They should be used as reference only.





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
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	13.6	10.7%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	5.1	4.0%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	1.8	1.4%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	69.4	54.5%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	2.0	1.6%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	22.5	17.7%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	12.9	10.1%
Totals for Area of Interest			127.4	100.0%



# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 1255 Carpenter Pike, Versailles, KY 40383

DATE: 03/16/2017

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

Yes No Unknown

## 1. Guest House - 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 .....

## 2. Guest House - 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. Guest House - 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. Guest House - 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. ....

## 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? .....

FORM 035



Rivers



Seller

Revised 8/06



- |   | Yes                                 | No                                  | Unknown                             |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| <b>11. UTILITIES</b>  |                                     |                                     |                                     |
| (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"/>            |
| <b>12. MISCELLANEOUS</b>  |                                     |                                     |                                     |
| (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? <u>N/A</u> ..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| (o) Have you ever had a soil analysis done? .....   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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? .....      | <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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>13. If the answer was "yes" to any of the above questions, please explain.</b>   |                                     |                                     |                                     |

Small cemetery located at front of property.

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.

*Marc Ferrell*

dotloop verified  
03/16/17 1:45PM EDT  
BP8J-WMYG-Z7BL-IXET

SELLER

DATE

TIME

*Nicko Passo-Ferrell*

dotloop verified  
03/16/17 10:16PM EDT  
LTKQ-PEQG-KXDH-V4AI

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:

*Bill Bell*

dotloop verified  
03/17/17 12:33PM EDT  
Z4CH-QOJQ-RINH-LEDI

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.