

# HARTLAND FARM

1470 CLIFTON ROAD

68 +/- Acres

Versailles, Woodford County, Kentucky



Located a little over a mile outside the lovely town of Versailles, this elegant East Lake Victorian home is situated on 68 acres of exceptional beauty. Comprised of approximately 5,225 square feet, this Hart Family home was constructed in 1886. This grand home, in a park-like setting, features lovely hardwood floors, tall ceilings, ornate fireplaces, and has a wonderful flow and feeling.



*Offered Exclusively By*

**PRICE: \$895,000.**



**Bill Justice**

**(859) 294-3200**

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

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

Hartland Farm adjoins Fallbrook and Brookdale Farms and is situated in an incomparable park-like setting with just enough woods and Glenns Creek in the rear.

This lovely home has tons of character inside and out.



### ***.....A little bit of history of Hartland Farm***

The oldest daughter of Henry T. Duncan was Mary Duncan, who was born at Duncannon, November 13, 1838. She was educated under the private tutorship of Dr. Lewis Marshall, a brother of Chief Justice Marshall, in Maplewood Seminary at Pittsfield, Massachusetts, and subsequently was a student in Louis Agassiz's School in Cambridge, Massachusetts, when an exclusive circle of young ladies was taught by the great naturalist, being in fact the foundation of what is now Radcliff College. From that early environment and training came later the maturity of charm, intelligence, wit and grace which Mary Duncan carried through all her years until her death, at her home at Ingleside, May 22, 1910. On September 22, 1859, she was married to Nathaniel Hart Gibson, better known as Hart Gibson, who represents the Gibson family in Kentucky. His name introduces into this story the distinguished lineage of the Harts and Prestons. He was a great-grandson of Col. William Preston of Virginia.

Hart Gibson was educated by private tutors at Lexington and in Louisiana, attended Transylvania University and a preparatory school at Northampton, Massachusetts, and in 1855 received his degree from Yale College, now University, following which he studied law at Harvard and philosophy and political science at Heidelberg University. While abroad he had entrée to court circles, including in his group of friends von Humboldt and other intellectuals, artists, and musicians. On returning to his native land he took possession of his estate, Hartland, near Versailles in Woodford County, a part of the old land grant to Nathaniel Hart and Susanna Preston. For some months he reviewed and read law with George Blackburn Kinkead of Lexington.

He was commissioned a colonel of cavalry in 1862 by Gen. Kirby Smith. At Murfreesboro he was adjutant general with Gen. A. Burford's Brigade, and accompanied Gen. John Morgan in the Ohio raid, also as adjutant general. For sixteen months he was a Federal prisoner of war, and after his exchange in 1865 was assistant inspector general of the Department of Southwestern Virginia, and surrendered with Johnston in North Carolina. While he was in the Ohio prison Mrs. Gibson sent him in the heel of his newly made boots funds for the use of General Morgan in escaping. President Lincoln never refused Mrs. Gibson a pass into the lines, and though unchronicled, her services for deeds of kindness and generosity, her fortitude and courage, run parallel to those of Colonel Gibson's, who gave to the South all of which he was possessed in valorous acts and material substance, for his entire holdings in Kentucky were confiscated by the Government under the Act of Congress in 1864.

Returning from the war, Colonel and Mrs. Gibson began the rehabilitation of what was left them in Kentucky. In 1867 he represented Woodford County in the State Legislature. In 1870 he and Henry T. Duncan, Jr., his brother-in-law, founded the Lexington Daily Press, the first democratic daily paper in the Blue Grass, and as editor-in-chief and financial supporter he continued for several years. Colonel Gibson represented Fayette County in the State Legislature, and was fitly characterized as a Chesterfield in courtesy, a Lexicon in legal lore, and a parliamentarian without a peer. He was a trustee of the State University and secretary of the board; during the absence of its learned president, James K. Patterson, he assumed general direction of University affairs. He was one of the incorporators of the Confederate Veteran Association.

Always a student, linguist, scholar, soldier, and statesman, he lived and died a philosopher in the quiet dignity of country life, loving the land his forefathers had aided in developing, adding another name to the history of Kentucky.





CLIFTON ROAD



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
Du	Dunning silty clay loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	0.4	0.6%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	6.5	9.4%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	10.2	14.9%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	19.4	28.3%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	2.0	2.9%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	1.1	1.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	21.2	30.8%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	7.8	11.3%
<b>Totals for Area of Interest</b>			<b>68.7</b>	<b>100.0%</b>



# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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PROPERTY ADDRESS: 1470 Clifton Road Versailles Ky. DATE: 5-31-17  
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 .....

— ✓ —  
— ✓ —  
— ✓ —  
— ✓ —  
— ✓ —  
— ✓ —  
— ✓ —

## 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.

— ✓ —

## 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".)

NA —  
NA —

## 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? .....

✓ — —

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	Yes	No	Unknown
<b>11. UTILITIES</b>			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines .....	✓	—	—
2) Electric lines.....	✓	—	—
3) Natural Gas/Propane .....	✓	—	—
4) Telephone lines .....	✓	—	—
5) Septic/Field lines.....	✓	—	—
(b) If you answered yes to any of the above, can you furnish a diagram of same?	✓	—	—
<b>12. MISCELLANEOUS</b>			
(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? .....	—	✓	—
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			
2-(a) has leaked during prolonged rains.			
3-(c) Still leaky			
12-(g) Carpenter bees at windows 3-4 years ago			
12-(h) fuel oil for furnace			

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.

J. Nathan E. Prichard 5-31-17 18:40  
 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.

Revised 8/06

LEXINGTON-BLUEGRASS ASSOCIATION OF REALTORS  
2250 Regency Road 276-3503

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: 1470 CLIFTON PIKE, VERSAILLES, Ky.

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)

- \_\_\_\_\_ (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.

- \_\_\_\_\_ (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 [Signature] Date 11/16/15 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Agent [Signature] Date 11/16/15 Agent \_\_\_\_\_ Date \_\_\_\_\_