

# STONE FENCE FARM

Pinckard Pike (Hwy 169)

280 +/- Acres



Beautiful 280 +/- acres just over the Woodford County lines on Highway 169 (Pinckard Pike). Excellent soils—primarily Maury/McAfee—almost 90%—the best in the Bluegrass.

A tremendous bank canvas that would develop into a wonderful horse farm—or use it as a great agricultural farm that's very well located.

Borders Clear Creek and adjoins Stirling Estates.



*Offered Exclusively By*

**PRICE: \$1,995,000.**



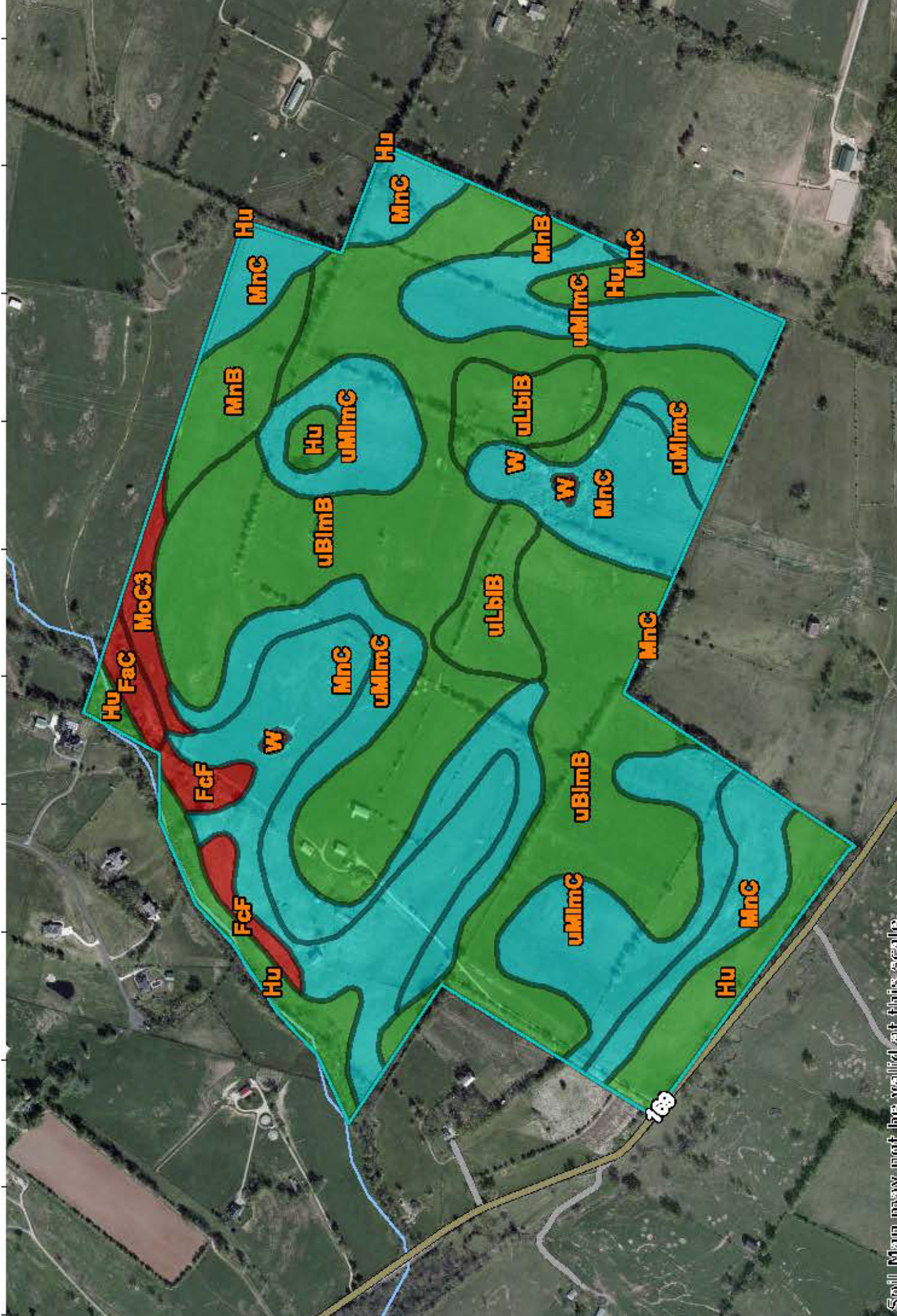
**Agent: Bill Justice**  
**859-294-3200**

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

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







Soil Map may not be valid at this scale.

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
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	Not prime farmland	2.2	0.8%
FcF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes	Not prime farmland	4.6	1.7%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	22.3	8.0%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	9.3	3.3%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	56.2	20.1%
MoC3	McAfee silty clay, 6 to 12 percent slopes, severely eroded	Not prime farmland	3.5	1.2%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	103.3	36.9%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	14.0	5.0%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	63.6	22.8%
W	Water	Not prime farmland	0.6	0.2%
<b>Totals for Area of Interest</b>			<b>279.6</b>	<b>100.0%</b>



LINE		DISTANCE	
LINE	NUMBER	FEET	INCHES
1	1	12.87	0
2	2	21.87	0
3	3	118.74	0
4	4	150.43	0
5	5	27.45	0
6	6	86.48	0
7	7	3	0
8	8	86.17	48

DOCUMENT NO: 123456  
 REC'D & RECORDED: APRIL 12, 1988 10:27 AM  
 TOTAL FEET: 616.00  
 COUNTY CLERK: EVA L. MCNEELY, CPC  
 COUNTY: JESSAMINE COUNTY  
 DEPUTY CLERK: KELLY C. COOKLEY  
 BOOK 0479 PAGE: 22 - 32

LINE	RAISED	DISTANCE
L1	5 80' 56.53" W	42.78
L2	5 68' 40.09" W	21.84
L3	5 70' 09.12" W	119.74
L4	5 73' 39.18" W	150.63
L5	5 61' 50.32" E	27.43
L6	N 61' 17.04" E	89.48

W/7  
CHARLES C. & ROSEMARY P. OREICH  
D.B. 121, P. 638

ROBERT A. & JUANITA R. KELLER  
W/F  
D.B. 66, P. 102

**CLIENT NAME AND ADDRESS**  
KEENE-LAND ASSOCIATION, INC.  
4201 VERSAILLES ROAD  
P.O. BOX 1980  
LEIGHTON, KY 40588

OWNER'S CERTIFICATION

(WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF THE SUBDIVISION WITH MY (OUR) FREE CONSENT, TO ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE BIRMINGHAM AND JESSAMINE COUNTY SUBDIVISION REGULATIONS, UNLESS OTHERWISE NOTED.

William T. Bridgman, Secretary  
OWNER: STONE FENCE FARM, INC.  
DATE: 7-29-02

William T. Bridgman, Member  
OWNER: DELAWARE FARMS, LLC  
DATE: 7-29-02

**PROPERTY RETRACEMENT & CONSOLIDATION SURVEY**  
**FINAL RECORD PLAT**  
**STONE FENCE FARM, INC. PROPERTY**

**GRS**  
GRS Aerial Surveys, Inc.  
801 Corporate Dr.  
Lexington, NY 40503  
(609) 253-7999

DATE	11/13/01
SHEET NO.	1 OF 1
PROJECT NO.	0439-012
SCALE	1"=400'
DRAWN	J.W.M.
CHECKED	L.E.R.
APPROVED	L.E.R.

**SITE STATISTICS**

TOTAL AREA	2380.408 ACRES
ZONE	A-1
FRONT YARD SETBACK	60 FEET
SIDE YARD SETBACK	35 FEET
REAR YARD SETBACK	25 FEET

FENCE FARM, INC.  
BOOK 228, PAGE 506

279.861 ACRES  
+0.625 ACRES - LOT 1  
280.486 ACRES

M/F  
ROBERT A. & JUANITA R. KELLER  
D.2. 66, P. 102

[illegible]

## METHOD OF SURVEY

THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY ORV AERIAL SURVEYING, INC. UNDER THE DIRECT SUPERVISION OF THE SHOWING LICENSED PROFESSIONAL LAND SURVEYOR ON MARCH 2 AND 7, 2002. THE BEARINGS SHOWN HEREON WERE BASED UPON THE STATE PLANE COORDINATE SYSTEM (NORTH ZONE). THE METHOD OF SURVEY WAS BY TOTAL STATION WITH RADIAL CORNER TIES AND WAS ADJUSTED BY THE LEAST SQUARES METHOD. AN UNADJUSTED ERROR OF CLOSURE IS NOT APPLICABLE TO THIS METHOD OF SURVEY. THE SURVEY SHOWN HEREON IS A CLASS B SURVEY AND THE ACCURACY AND PRECISION OF SAO SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

## CERTIFICATE OF ACCURACY

ITY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON  
TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE  
RULE AND ASSAUME COUNTY JOINT PLANNING COMMISSION AND  
THE WORKMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE  
LOCATIONS OF THE ASSAUME COUNTY ENGINEER OR OTHER  
RIZED OFFICER.

John W. Minkler  
L.P.L.S.  
12/7/01  
DATE

YES: \_\_\_\_\_

[illegible]

PURPOSE OF PLAT

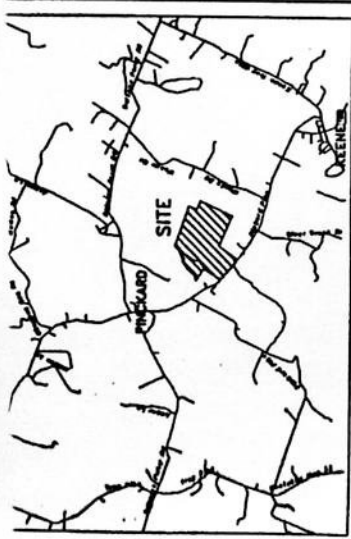
RECORD SOURCES

DEED BOOK 278, PAGE 508 JESSAMINE COUNTY  
DEED BOOK 308, PAGE 529 JESSAMINE COUNTY  
DEED BOOK 188, PAGE 171 WOODFORD COUNTY

### Vicinity Map

Not To Scale

STATE OF KENTUCKY  
JOHN W. MICKELSON  
3356  
LICENSED PROFESSIONAL  
LAND SURVEYOR



# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: STONE FENCE FARM - PINCKARD PINE - WOODBURN CO. KY <sup>JESSAMINE</sup> DATE: 3/16/17  
Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

	Yes	No	Unknown
<b>1. MAIN RESIDENCE - HOUSE SYSTEMS</b>			
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 .....	—	—	—
<b>2. MAIN RESIDENCE - FOUNDATION</b>			
(a) Are you aware of any problems concerning the basement? .....	N	—	—
(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? .....	—	—	—
<b>3. MAIN RESIDENCE - ROOF</b>			
(a) Has the roof ever leaked? .....	—	—	—
(b) Has the roof ever been repaired? .....	—	—	—
(c) Do you know of any problems with the roof? .....	—	—	—
<b>4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT</b>			
(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".)			
<b>5. DRAINAGE</b>			
(a) Is this property located in a flood plain zone? .....	—	—	✓
(b) Has the property ever had a drainage, flooding or grading problem? .....	—	✓	—
<b>6. BOUNDARIES</b>			
(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... <u>No</u> .....	✓	—	—
(f) Any improvements shared in common with adjoining or adjacent properties? ....	✓	FENCES	—
<b>7. HOMEOWNER'S ASSOCIATION</b>			
(a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations.	—	✓	—
<b>8. WATER</b>			
(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. ....	—	SPRING	—
(d) Are you aware of any problems with your water lines and/or waterers? .....	—	—	✓
(e) Is your water supply shared with anyone else? .....	—	—	✓
<b>9. AUXILIARY HOUSES</b>			
(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".)			
<b>10. BARNS/OUTBUILDINGS</b>			
(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
<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>			

There is a lease in favor of Floya Rovee dated 3/1/17  
 which terminates on 2/20/18 which can be terminated  
 if the land is sold

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.

SELLER: Wendy [Signature] DATE: 3/16/17 TIME: 10:00 AM  
 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: 3-13-17 CONTRACT DATE: \_\_\_\_\_ CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 1 PINCKARD PIKE NICHOLASVILLE, 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)

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)

B (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 3/16/17 Buyer \_\_\_\_\_ Date \_\_\_\_\_

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

Agent B Date 3/13/17 Agent \_\_\_\_\_ Date \_\_\_\_\_