3010 DELANEY FERRY 32 +/- Acres Versailles, Woodford County, Kentucky



Fantastic 26 stall Morton barn, secondary 4 stall barn (plus 2 storage stalls) with guest apartment, and a charming home with 2,600 square feet.



OFFERED EXCLUSIVELY BY



www.kyhorsefarms.com 518 East Main Street & Lexington, Kentucky 40508 & (859) 255-3657



Well-planned facility with entrance doors at either end of main barn and arena allow you to pull your truck and trailer into the arena to load and unload in inclement weather.

Grain/shoeing room, located behind the entrance from the barn to the arena facilitates farriers to have their trucks immediately outside of that area, and feed trucks can unload directly into the grain room.

Additional features of the show barn include a guest apartment with a carpeted living room, kitchenette, bedroom, and full bath; laundry with washer and dryer; kitchenette area with half bath; and lots of cabinets and storage.









Entrance to barn features a welcoming covered portico, office with Pergo flooring, and a half bath for guests.



Entrance to office from barn.



Immaculately maintained 26 stall (13 on either side) featuring $12' \ge 12'$ stalls with mats and automatic fly spray system.



Wash bay with easy access from either inside or outside.



Stone fronts that decorate the stalls lend an air of country charm and elegance to each of the 26 stalls. Each stall has mats, fly spray system, and outlets from fans and separate lights.



Concrete on edge of stalls facilitates easy maintenance without endangering horses. Shaving aisleways. The aisleway in front of the stalls has a concrete edging to facilitate cleaning and shavings containment.



The primary 12' x 24' tack room to the left of entrance of a 154' x 62' indoor arena is used for show tack and harnesses. There are two large, additional tack storage rooms at either side of that aisleway.



The heated indoor arena features retractable panels for bull pen. Additional storage, shredded rubber footing in arena. If additional width is needed, the arena could easily be expanded out the west side.





Lovely views of large front pasture and creek from house.



The large two-car garage opens into the back yard and has a storage bay for lawn equipment on the back side of the garage.

Flagstone walk to back of house with dogfenced back yard. A dog wash is located immediately inside the back door.







This *oh-so-comfortable* story and a half home features a lovely great room with stone fireplace and completely-updated kitchen with large granite cook bar seating area.





These two bedrooms and a full bath complete the first floor.







The second level office overlooks the first floor.





The master bedroom with large walk-in closet, bath with double vanitory and Jacuzzi tub.



The lower level has a large great room area, full bath, exercise room, and laundry. This area also doubles as a guest area/bedroom and has its own outside entrance.



This aesthetically-pleasing farm is in a perfect location in wonderful Woodford County just five minutes from Bluegrass Parkway with easy access to I-64 and provides a stunning show horse barn, delightful owner's country home, meandering creek, and gorgeous view over fields waiting to be filled with your broodmares and babies.

A wonderful opportunity and priced below replacement value!

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

Price: \$1,799,000.



Agent: Mary Sue Walker (859) 619-4770

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SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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(e) Is yo AUXILIAR (a) Are y Or ro	your water system ever gone dry? If yes, explain			_
(a) AUXILIAR (a) Are y Or ro	you aware of any problems with your water lines and/or waterers?			-6
(a) Are y Or ro	our water supply shared with anyone else?		· · · · · · · · · · · · · · · · · · ·	L
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(b) Were	you aware of any problems affecting any of the mechanical systems, structur			_
	oof on any of the auxiliary houses?		_	
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	Yes	No	Unknown
UTILITIES	1		
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	V		
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?			
MISCELLANEOUS			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos			. /
materials used in construction?			V
(b) Do you know of any violations of local, state or federal government laws or		7	11
regulations relating to this property?		- pr-	2
(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?			V
(g) Are you aware of any damage due to wood infestation?			V
(h) Have the house and/or other improvements ever been treated for wood			
infestation? If yes, when and by whom?			V
(i) Are you aware of any underground storage tanks?		-	V
(j) Are you aware of any past or present chemical contamination to the soil			
and/or water on this property?			0
(k) Are you aware of any dumps on the property, present or past?			L
(I) Are any sink holes being used as a dump?			L
(m) To your knowledge, has the property been used for anything besides			
agricultural purposes?		_	L
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	1000		V
(o) Have you ever had a soil analysis done?		and the second	
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?			V
(q) Are you aware of any cemeteries, burial grounds or burial sites located on			1
or within the boundaries of this property?			2
. If the answer was "yes" to any of the above questions, please explain.			-
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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.

VM	In	8/13/11	6 12:00R	И			
SELLER	c / Me	DATE	TIME	SELLER		DATE	TIME
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BROKER/AGENT	г:	in the second		D/	ATE:	TIME:	
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BUYER		DATE	TIME	BUYER		DATE	TIME
The Lexi	ngton-Bluegrass As			ons please consul any and all liabil		sult from your use of th	nis form.
FORM 035				*		R	evised 8/06