

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

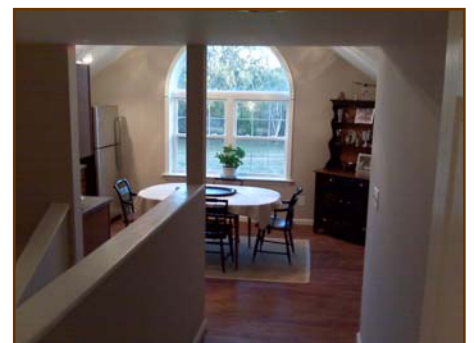
518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657



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' x 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.

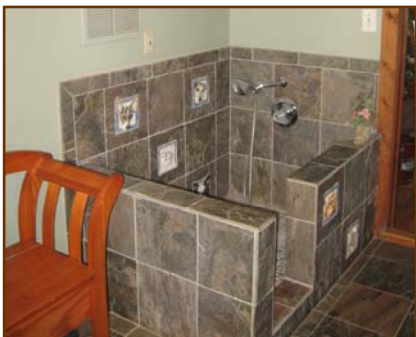


Lovely views of large front pasture and creek from house.



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 dog-fenced 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.



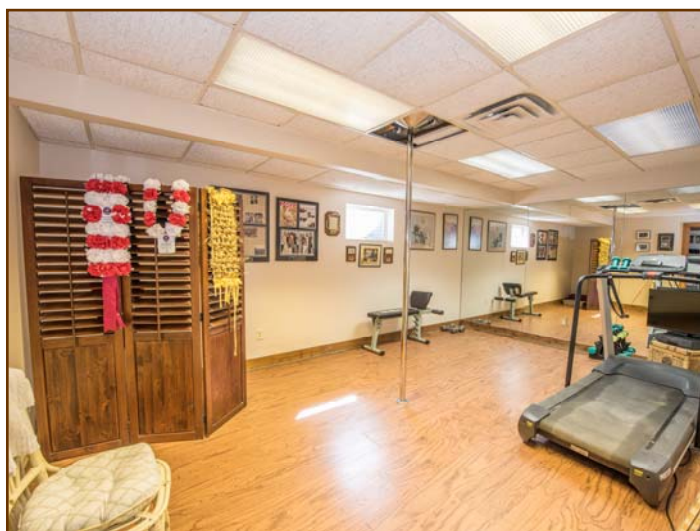
These two bedrooms and a full bath complete the first floor.



The second level office overlooks the first floor.



The master bedroom with large walk-in closet, bath with double vanity 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

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



© 2015 Google

Imagery Date: 9/22/2014 37°58'29.22" N 84°43'

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

X PROPERTY ADDRESS: 3010 Delaney Farm, Versailles, KY DATE: 8-8-16
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		<input checked="" type="checkbox"/>	
(b) Air Conditioning		<input checked="" type="checkbox"/>	
(c) Plumbing/Septic		<input checked="" type="checkbox"/>	
(d) Heating		<input checked="" type="checkbox"/>	
(e) Pool/Hot tubs/Sauna.....		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Appliances		<input checked="" type="checkbox"/>	
(g) Doors and windows		<input checked="" type="checkbox"/>	
2. MAIN RESIDENCE - FOUNDATION			
(a) Are you aware of any problems concerning the basement?		<input checked="" type="checkbox"/>	
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?		<input checked="" type="checkbox"/>	
(c) Are you aware of any defects or problems relating to the foundation?		<input checked="" type="checkbox"/>	
3. MAIN RESIDENCE - ROOF			
(a) Has the roof ever leaked?	<input checked="" type="checkbox"/>		
(b) Has the roof ever been repaired?	<input checked="" type="checkbox"/>		
(c) Do you know of any problems with the roof?			<input checked="" type="checkbox"/>
4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?			<input checked="" type="checkbox"/>
(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>not building</u>	<input checked="" type="checkbox"/>		
(b) Has the property ever had a drainage, flooding or grading problem?	<input checked="" type="checkbox"/>		
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	<input checked="" type="checkbox"/>		
(b) Do you know the boundaries of your property?	<input checked="" type="checkbox"/>		
(c) Are the boundaries of your property marked in any way?	<input checked="" type="checkbox"/>		
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?			<input checked="" type="checkbox"/>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance	<input checked="" type="checkbox"/>		
(f) Any improvements shared in common with adjoining or adjacent properties?			<input checked="" type="checkbox"/>
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.			<input checked="" type="checkbox"/>
8. WATER			
(a) Are all the improvements connected to a public water system?	<input checked="" type="checkbox"/>		
(b) IF NOT, please state your water sources and explain.			
(c) Has your water system ever gone dry? If yes, explain			<input checked="" type="checkbox"/>
(d) Are you aware of any problems with your water lines and/or waterers?			<input checked="" type="checkbox"/>
(e) Is your water supply shared with anyone else?			<input checked="" type="checkbox"/>
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?		<input checked="" type="checkbox"/>	

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1) Water lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Electric lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Natural Gas/Propane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Telephone lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Septic/Field lines	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. MISCELLANEOUS			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
(c) Are you aware of any Radon test being performed on this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Are there any assessments other than property assessments that apply to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Are you aware of any underground storage tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
(k) Are you aware of any dumps on the property, present or past?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) Are any sink holes being used as a dump?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(m) To your knowledge, has the property been used for anything besides agricultural purposes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(o) Have you ever had a soil analysis done?..... If yes, by whom and when.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. If the answer was "yes" to any of the above questions, please explain.			
<u>3 c Root leak shutoff Replaced after Repair</u>			

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.

<u><i>[Signature]</i></u>	<u>8/8/16</u>	<u>12:00PM</u>			
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.