

STEVENWOOD FARM

765 +/- Acres

Paris, Bourbon County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



Stevenwood Farm, located on the banks of both Strodes and Stoner creeks, is one of the most productive agricultural farms in Central Kentucky. Adjoining historic Xalapa Training Center and down the road from world-renown Stone Farm, this 765 acre farm also adjoins the 582 acre Thoroughbred horse farm known as Strodes Creek Stud and is across Stoney Point Road from the 475 acre Grandview Farm—both of which are listed for sale by Justice Real Estate.

The centerpiece of this beautiful farm is its magnificent main residence—the Edwin K. Thomas House—previously known as Glenwood. This magnificent two-story home, circa 1860's, is in the same curtilage where Abraham Lincoln's grandfather once lived.

Improvements include a 10 stall horse barn, 2 tobacco barns, feeder barn, shop, equipment building, waste management building, grain bins, and an employee house.



The Edwin K. Thomas House, previously known as Glenwood, is one of the most elaborate Italianate T-plan homes in Bourbon County.

Constructed on the limestone foundation of an earlier Federal home which burned in 1860, the present home consists of approximately 3,950 square feet of living area and is heated with fuel-oil-fired hot water heat (boiler is three years old).



The interior retains lavish plaster work, round-arched mantels, chandelier medallions, and floor length windows. Rounded-arched windows with hood molds are on the second floor, and the first story bay has elegant ornamental panels over the bay itself.

This magnificent home is believed to have been constructed in the 1860's. This is in the same curtilage where it's said that the grandfather of President Lincoln once lived.

The first floor consists of hardwood floors in the entry way, dining room, living room, family room, and eat-in kitchen (granite counter tops) plus a laundry room and full bath. The second floor contains the master bedroom with sitting room, three additional bedrooms, and full bath.

One will also discover in the curtilage of the main residence a weather-boarded log smokehouse, a log and frame saddlebag house, and a brick structure—probably slave quarters dated 1795 in its foundation.





Note: All chandeliers are reserved.



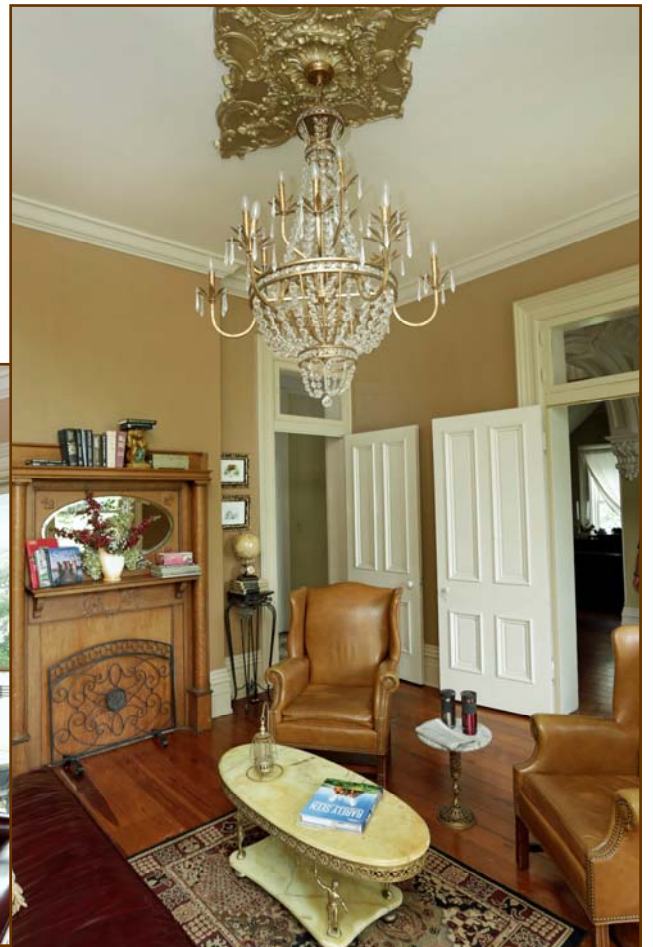
Entry Hall: 20.5' x 17.5'; L-shaped; hardwood door with side panels and transom; curved stairway with carved newel post; archways; and crown moulding.



Dining Room/Parlor: Located to the right of the entrance hall; 16.5' x 21.5 with ornate arched bay; hardwood floor; detailed plaster moulding; fireplace with ornate surround; baseboard.



Living Room: Located to the left of the entrance hall; 16' x 14'; floor-to-ceiling windows; transom over doorway; non-working fireplace that has been blocked off with wood mantel; ornate ceiling medallion.



Family Room: 18' x 17'; hardwood floor; paneling half-way up; fireplace; built-in bookcases.



Kitchen: 14.33' x 14.66'; eat-in; granite counter tops; pantry; door to rear porch.



Full Hall Bath with marble floor.

Laundry Room (10'9" x 13') with hardwood floor.

Second Floor Landing: 17.66' x 20.5'; hardwood floor.



Bedroom 1: 15.5' x 16'; hardwood floor; transom over doorway.

Bedroom 2: 16' x 14'; hardwood floor.

Master Bedroom: 18' x 17'; hardwood floor and fireplace

Bonus Room: 14.5' x 13'; with fireplace.



Bedroom 3 (now used as a closet): 13' x 13' with fireplace.

Hall Bath: Full with vinyl floor.

Farm Improvements

- 40' x 144' tobacco barn with newer metal roof.
- 976 square foot former blacksmith shop with dirt floor and two older fireplaces.
- 30' x 40' former corn crib with 14' aisle.
- 40' x 100' metal shop building with concrete floor.
- 44' x 120' tobacco barn with two 18' x 120' open sheds on each end.
- Two 8' x 40' metal box cars on steel trusses.
- 42' x 130' metal equipment building.
- 32' x 60' farrowing barn.
- 60' x 96' barn with feeders.
- Two grain bins.
- 10 stall horse barn with 14' x 14' stalls, rear doors, and 15.5' aisle.
- 40' x 80' newer waste management building—open with concrete floor.
- Two bedroom, one bath frame home with detached garage.







This magnificent productive farm is one of five farms acquired by Homer Short—all of which are now being sold by his estate. A 80,000 pound load-bearing bridge was built across Strodes Creek by Mr. Short to connect this farm with his beautiful Thoroughbred nursery known as Strodes Creek Stud (582 acres) which has frontage on Spears Mill Road.

Stevenwood adjoins Xalapa Training Center and is down the road from the world-renown Stone Farm. Across Stoney Point Road, the Short Estate owns Grandview Farm (475 acres). Both Grandview and Strodes Creek Stud farms are also currently listed for sale by Justice Real Estate.

**A rare opportunity to acquire 1,820+ acres of adjoining land
in this highly-desirable Bourbon County corridor.**

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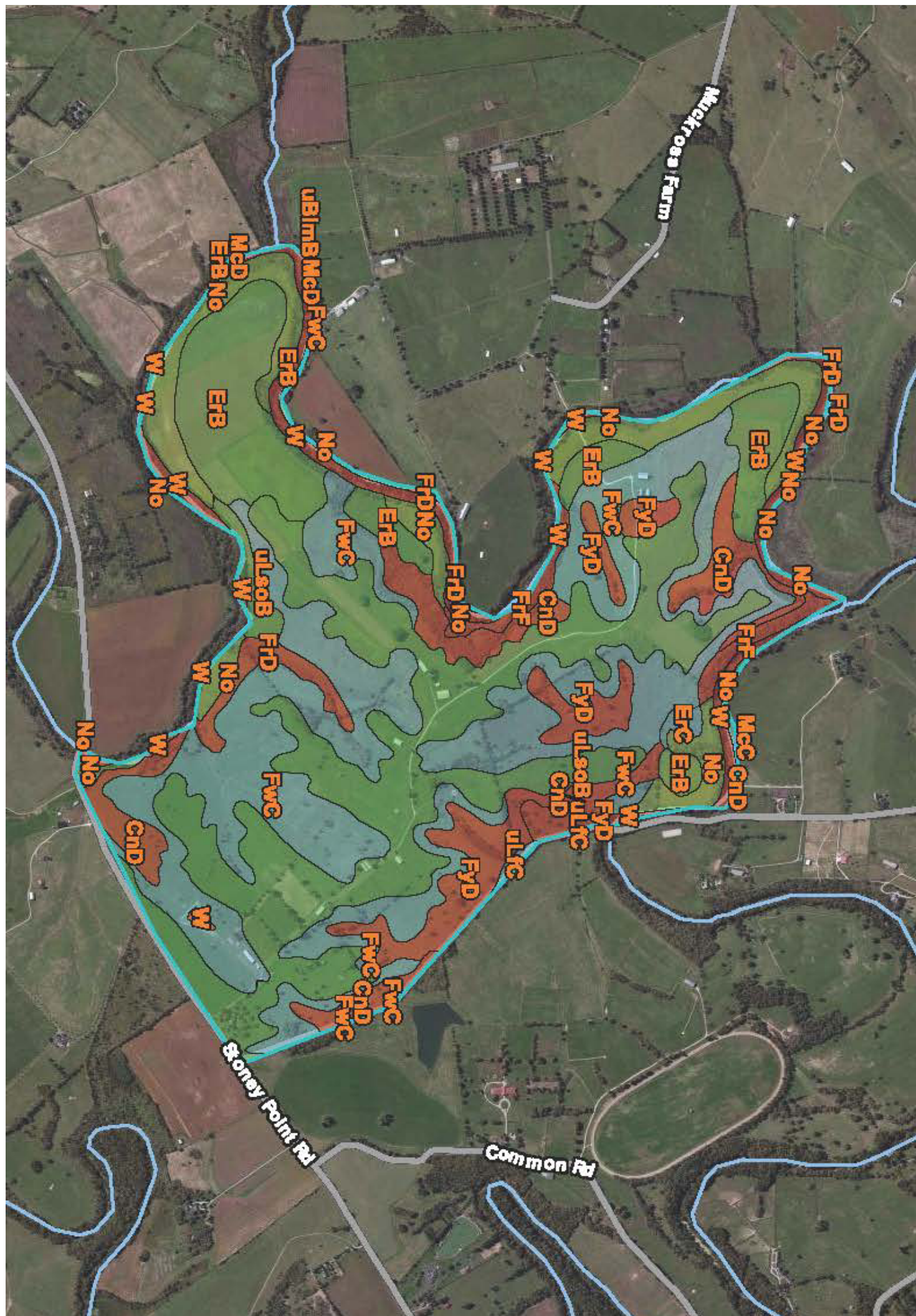
**PRICE: \$4,513,500.
(\$5,900 per acre)**




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

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Farmland Classification— Summary by Map Unit — Bourbon and Nicholas Counties, Kentucky (KY604)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CnD	Cynthiana-Faywood complex, very rocky, 6 to 20 percent slopes	Not prime farmland	59.3	7.6%
ErB	Elk silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	88.3	11.3%
ErC	Elk silt loam, 6 to 12 percent slopes, rarely flooded	Farmland of statewide importance	2.6	0.3%
FrD	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	11.4	1.5%
FrF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes	Not prime farmland	12.6	1.6%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	244.0	31.3%
FyD	Faywood silty clay loam, 12 to 20 percent slopes	Not prime farmland	45.2	5.8%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	0.5	0.1%
McD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	1.4	0.2%
No	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	71.9	9.2%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	0.0	0.0%
uLfC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	1.4	0.2%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	205.1	26.3%
W	Water	Not prime farmland	35.9	4.6%
Totals for Area of Interest			779.5	100.0%



STRODES CREEK

STEVENWOOD

GRANDVIEW

STONEY POINT ROAD

SPEARS MILL ROAD

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: 2-27-17 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 901 STONEY POINT RD. PARIS, 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)

PSW/ASM (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.

PSW/ASM (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)

BSJ (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 Gloria Melfoy Date 3/5/17 Buyer _____ Date _____

Seller Paul Melfoy Date 3/5/17 Buyer _____ Date _____

Agent B Date 2/27/17 Agent _____ Date _____