

# 329 CUMMINS FERRY

63 +/- Acres

Versailles, Woodford County, Kentucky



This spectacular farm is designed for the professional horseman who requires turn-key, show horse facilities with an indoor arena, outdoor arena, and 43 stalls; a tranquil setting; excellent soils; and living quarters for staff!

Come see this beautiful farm with  
hard-to-find amenities.

*Offered Exclusively By*



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

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





## Training Barn

- 31 stalls
- Attached manager's apartment
- Climate-controlled attached 60' x 200' indoor arena
- Tack room with washer and dryer





### Auxiliary Barn

- 12 stalls
- Adjacent employee house trailer apartment

### Outdoor Sand Arena—125' x 225'



### Sand round pen

Stone walls along the property frontage.







- 20 Paddocks
- 6 Fields
- Diamond mesh fencing throughout
- 5 run-in sheds
- Automatic waterers throughout

Come see this exceptional combination of professional show horse facilities.  
The fantastic main residence on 10 +/- acres is also available.

*Offered Exclusively By*

**PRICE: \$1,275,000.**



**Agent:**

**Mike Morrison  
859-340-0302**

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

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



**SUBJECT  
PROPERTY**

**ADDITIONAL  
ACREAGE**

**CUMMINS FERRY**





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
AsB	Ashton silt loam, 2 to 6 percent slopes	All areas are prime farmland	1.0	1.4%
Bn	Boonesboro silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	1.7	2.3%
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	3.1	4.2%
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	Not prime farmland	12.9	17.7%
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	0.2	0.3%
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	5.4	7.3%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	13.0	17.7%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	34.1	46.5%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	1.8	2.5%
Totals for Area of Interest			73.3	100.0%



# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 329 Commons Ferry Rd. Versailles, Ky. 40383 DATE: 9-13-2017  
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 - ATTACHED APARTMENT</b>			
Are you aware of any problems affecting:			
(a) Electrical wiring .....	—	✓	—
(b) Air Conditioning .....	—	✓	—
(c) Plumbing/Septic .....	—	✓	—
(d) Heating .....	—	✓	—
(e) Pool/Hot tubs/Sauna..... <i>N/A</i> .....	—	✓	—
(f) Appliances .....	—	✓	—
(g) Doors and windows .....	—	✓	—
<b>2. MAIN RESIDENCE - FOUNDATION</b>			
(a) Are you aware of any problems concerning the basement?..... <i>N/A</i> .....	—	—	—
(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?..... <i>Minor roof leak, repaired 9/13/17</i> ✓	—	—	—
(b) Has the roof ever been repaired?.....	—	✓	—
(c) Do you know of any problems with the roof..... <i>see above</i> ✓	—	—	—
<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.....	—	✓	—
(f) Any improvements shared in common with adjoining or adjacent properties?....	—	✓	—
<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. <i>N/A</i>	—	✓	—
<b>8. WATER</b>			
(a) Are all the improvements connected to a public water system?..... <i>S. Woodford</i> ✓	—	—	—
(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? .....	—	✓	—
<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".) <i>N/A</i>			
<b>10. BARN/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?.....	—	✓	—

*11:00*  
*9/13/17*  
*09/13/2017*



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

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.

	09/13/2017	10:15 AM		09/13/17	11:00
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 my result from your use of this form.