

GROUP C FARM

51.5 Acres

4227 KEARNEY ROAD

Lexington, Fayette County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



Group C Farm in Lexington, Kentucky, is a brand-new 51 acre state-of-the-art sport horse facility literally minutes (actually 4.5 miles) from the Kentucky Horse Park and is complete with every amenity available for horse and rider. It is the newest, most thought-out sport horse operation in Central Kentucky.

The approximately 4,000 square foot main residence was built to exacting detail and with the finest finishes. This three bedroom, three and a half bath home was designed with future expansion in mind.

The centerpiece of the farm is its 20 stall Lucas Equine-outfitted barn with four grooming stalls, two tack rooms, and two wash stalls—no expense was spared in building and designing this brand-new state-of-the-art barn. Recently, a two bedroom—1,250 square foot—lofted apartment has been added for grooms or guests. At the rear of the barn, you'll discover two covered treadmill pads, a covered Kraft walker, large parking area, and a manure dumpster area.

A 130' x 260' outdoor ring has been constructed with ESI footing, and it has its own irrigation system.

Complete with 13 double-fenced paddocks, three large fields, and an older storage barn (hay/straw/equipment etc.), Group C Farm is, without a doubt, the best sport horse facility available in Central Kentucky.



Custom-Built Lucas Equine-outfitted Barn:

- 20 Stalls—each measures 12' x 14' and have:
 - ♦ Orthopedic pillow-top custom stall mat systems.
 - ♦ Full Dutch rear doors with custom metal door grates matching stall fronts.
- Rubber brick paver aisleways.
- 2 Wash stalls—both equipped with sun/heat lamps.
- 4 Grooming stalls with custom Lucas Equine grooming cabinets; vets and farriers can pull trucks right up to the back of the grooming stalls to work on horses.
- 2 Tack rooms—both with small kitchenettes; climate-controlled.
- 2 Feed rooms—climate-controlled.
- Office with large picture window overlooking riding ring; climate-controlled.
- Laundry room with top-of-the-line IPSO commercial-grade washer and dryer (for horse blankets, etc), utility sink, and cabinetry; climate-controlled.
- Separate “his” and “her” bathrooms; climate-controlled.
- 1,250 square foot two bedroom/one bath lofted apartment complete with kitchen, living room, and laundry room.
- 3 Cupolas—all equipped with fans.



BARN (continued):



Additional Barn Amenities:

- Custom-milled ship lap cedar siding with 3/4 inch plywood sheathing and insulation underneath.
- Hand-cut real stone post bases and 3' piers on all pillars.
- Lucas Equine custom stalls with integrated water system throughout.
- Rot-proof Azek water table around entire perimeter of barn.
- Lucas Equine custom doors and windows throughout (including line of transom windows around entire barn).
- All stalls have individually-switched fans and lights.
- Porcelain tile in both tack rooms, office, bathrooms, and laundry room.
- Top-of-the-line fly-spray system.

At The Rear Of The Barn:

- Custom 84' ceiling mounted Kraft 8 horse walker with 70' interior lunging area with ESI footing. Built-in irrigation system for both the walker and the round pen.
- Muckheap built for extra high 40 yarder containers (dug down so muck can be dumped from the top) with easy truck access.
- Truck/trailer parking area.
- 2 Covered treadmill pads located off the grooming stalls.



Ring:

- 130' x 260' ESI custom-footing ring.
- 500 gallon buried water tank to ensure proper water pressure for irrigation; the tank is large enough to irrigate paddocks and/or grand prix jumping field.



MAIN RESIDENCE

First Floor:

Entrance Hall: 7.75' x 9.75;
7" white oak floor.



Kitchen: 15' x 15.5'; 7" white oak floor; granite countertops and backsplash; island with Sub-Zero wine cooler and Sub-Zero refrigerator drawers; Sub-Zero refrigerator/freezer; Miele dishwasher; Wolf 48" gas range/oven, drawer microwave; custom cabinetry with glaze finish and under-cabinet and in-cabinet lighting.



Dining Room: 12' x 21'; 7" white oak floor; sliding glass door to rear deck.

Living Room: 15' x 19.75'; 7" white oak floor; Rumford masonry fireplace.



Den/Office: 9' x 15.75'; 7" white oak floor.

Mudroom: 6' x 15.5'; Noce real stone floor; custom cabinetry and built-ins.



Laundry: 7.25' x 8'; Noce real stone floor; Noce countertop; front-load Whirlpool Duet washer and dryer.

Powder Room: 7" white oak floor.

Kentucky Bluestone Front Porch

Side Entrance/Porch

Rear Deck: 7.75' x 15' and 14' x 29'; Brazilian redwood decking (IPE) with concealed fasteners.



Lower Level:

Family Room: 14.5' x 27.75'; Italian tile floor.

Rec Room/Gym: 14.75' x 22.3'; Italian tile floor.

L-Shaped Hall: 4.75' x 15.3' and 11.75' x 27.5'; Italian tile floor; walk-out.



Master Bedroom: 15.5' x 19.25'; 7" white oak floor; built-in wall cabinetry; 10.75' x 8.75' walk-in closet; 4' x 4.5' alcove with built-in.

Master Bath: 6.3' x 11'; Italian tile floor and walls; Italian tile shower; custom double vanity.



Bedroom 1: 14.3' x 15'; 7" white oak floor; two closets; ensuite bath with Italian tile floor and walls.

Bedroom 2: 13.5' x 15.25'; 7" white oak floor; two closets; ensuite bath with Italian tile floor and walls.



ADDITIONAL AMENITIES:

- Beautiful, giant windows throughout the house that let in tons of natural light.
- Copper standing seam roofs with architectural roof shingles.
- Copper gutters and downspouts.
- High-efficiency Sun windows.
- Stain-grade mahogany entry doors with Baldwin door hardware.
- Clear vertical-grain cedar board and batten siding installed over rain-screen spacers.
- Over-sized electrical service to accommodate future expansion of house.
- Five bedroom septic to accommodate future expansion.
- Top end high-efficiency heating and cooling systems.
- 5/8" fire code wallboard throughout.
- Wide board quartered and rift sawn white oak flooring with custom matching flush mounted floor registers.
- Custom poplar/MDF interior doors with Baldwin hardware.
- Reinforced concrete foundation.
- Master site plan and drawing for barn and house by Studio Rai.
- Sequoia Contracting (North Salem, New York) oversaw the entire project.
- 6 bent barn suitable for equipment or hay storage.





LAND IMPROVEMENTS:

- 13—150' x 225' double-fenced paddocks.
- 7—100' x 100' double-fenced paddocks.
- 3 large fields.
- Custom electric entrance gate with stone columns by Renner & Sons.
- All utilities underground.
- Installed multiple culverts and drainage basins.
- Seeded and fertilized entire farm.
- New city water lines.

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PRICE: \$4,227,000.



Agent: Bill Justice
859-294-3200

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Farmland Classification— Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoA	Donerail silt loam, 0 to 2 percent slopes	All areas are prime farmland	5.7	11.0%
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	8.6	16.7%
Ea	Egans silt loam (woolper)	Prime farmland if protected from flooding or not frequently flooded during the growing season	2.5	4.8%
Hu	Huntington silt loam	All areas are prime farmland	1.3	2.6%
Ld	Lindsie silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	3.1	6.1%
LoB	Lordsdale silt loam, 2 to 6 percent slopes	All areas are prime farmland	4.2	8.1%
LwB	Lowell silt loam, 2 to 6 percent slopes	All areas are prime farmland	9.3	18.0%
LwC2	Lowell silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	9.6	18.7%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	4.6	8.9%
uBImB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	2.4	4.8%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	0.1	0.1%
Totals for Area of Interest			51.4	100.0%



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Imagery Date: 9/22/2014 38°

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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PROPERTY ADDRESS: 4227 Kearney Road, Lexington, KY 40511

DATE: _____

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
- (b) Air Conditioning
- (c) Plumbing/Septic
- (d) Heating
- (e) Pool/Hot tubs/Sauna
- (f) Appliances
- (g) Doors and windows

2. MAIN RESIDENCE - FOUNDATION

- (a) Are you aware of any problems concerning the basement?
- (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?

3. MAIN RESIDENCE - ROOF

- (a) Has the roof ever leaked?
- (b) Has the roof ever been repaired?
- (c) Do you know of any problems with the roof?

4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT

- (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".)

5. DRAINAGE

- (a) Is this property located in a flood plain zone?
- (b) Has the property ever had a drainage, flooding or grading problem?

6. BOUNDARIES

- (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?

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.

8. WATER

- (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.
- (d) Are you aware of any problems with your water lines and/or waterers?
- (e) Is your water supply shared with anyone else?

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?

Yes No Unknown

11. UTILITIES

(a) Are you aware of the location of the following underground utilities?

- 1) Water lines ☒ Yes ☐ No ☐ Unknown
 2) Electric lines ☒ Yes ☐ No ☐ Unknown
 3) Natural Gas/Propane ☒ Yes ☐ No ☐ Unknown
 4) Telephone lines ☒ Yes ☐ No ☐ Unknown
 5) Septic/Field lines ☒ Yes ☐ No ☐ Unknown

(b) If you answered yes to any of the above, can you furnish a diagram of same? ☒ Yes ☐ No ☐ Unknown

12. MISCELLANEOUS

(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? ☐ Yes ☒ No ☐ Unknown(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? ☒ Yes ☐ No ☐ Unknown(c) Are you aware of any Radon test being performed on this property? ☐ Yes ☒ No ☐ Unknown(d) Are you aware of any existing or threatened legal action affecting this property? ☐ Yes ☒ No ☐ Unknown(f) Are there any assessments other than property assessments that apply to this property? ☐ Yes ☒ No ☐ Unknown(g) Are you aware of any damage due to wood infestation? ☐ Yes ☒ No ☐ Unknown(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? ☐ Yes ☒ No ☐ Unknown(i) Are you aware of any underground storage tanks? ☐ Yes ☒ No ☐ Unknown(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? ☐ Yes ☒ No ☐ Unknown(k) Are you aware of any dumps on the property, present or past? ☐ Yes ☒ No ☐ Unknown(l) Are any sink holes being used as a dump? ☐ Yes ☒ No ☐ Unknown(m) To your knowledge, has the property been used for anything besides agricultural purposes? ☐ Yes ☒ No ☐ Unknown(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? ☐ Yes ☒ No ☐ Unknown(o) Have you ever had a soil analysis done? ☐ Yes ☒ No ☐ Unknown
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? ☐ Yes ☒ No ☐ Unknown(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property? ☒ Yes ☐ No ☐ Unknown

13. If the answer was "yes" to any of the above questions, please explain.

(b) NO C.O. FOR BARN ADJACENT

(q) TURNS BURIED NEAR HOUSE - MARKED WITH SMALL STONES

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.

Dee Dee 2/2/18 12:00 NOON
 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.

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