

FAIR WINDS FARM

160 +/- ACRES

4422 Bryan Station Road

Fayette County, Lexington, Kentucky



OFFERED EXCLUSIVELY BY



www.justicerealestate.com

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



Located on desirable Bryan Station Road and in the immediate area of historic Gainesway Farm and newly-developed Split Rock Jumping Tour, Fair Winds is suitable and appropriately located for any discipline.

Exquisite Jimmy Nash custom-built brick and stone home with commanding views. This five bedroom, five and a half bath home features a luxurious first floor master suite; a dramatic great room with floor-to-ceiling stone fireplace; beautiful hardwood floors, tray and vaulted ceilings; front and rear porches; and a three car attached garage—while containing approximately 7,400 square feet of gracious living area.

The main barn consists of 30 stalls; a 60' x 120' indoor arena; a 2-bay wash stall; office on first and second levels; plus 10 dog runs. The auxiliary barn is a tobacco barn with 11 rough oak stalls with room to add more.

Additional improvements include a 6-horse covered walker and a concrete block shop/storage building. Great water features with a nice pond located at the rear of the farm and a creek traversing the side and front of the farm.

FIRST FLOOR:

Entrance Hall—14' x 14.5'; hardwood floor; two-story with Palladium window; powder room.

Dining Room—15' x 15.5'; hardwood and marble floor; tray ceiling.



Living Room—13.75' x 15.5'; hardwood and marble floor; tray ceiling.



Great Room—29.5' x 31'; hardwood floor, floor-to-ceiling stone fireplace; 20' ceiling; 2 sets of French doors with Palladium windows; built-in entertainment center with bookcases; open to second level walkway.



Kitchen—16' x 18'; hardwood floor; granite island (two-level) with Jenn-Aire range top; double sink; wall oven; and microwave; open to the Great Room and an 11' x 14.5' breakfast room with wood-vaulted ceiling and door to side deck.



Master Suite—18' x 33.5'; hardwood floor; tray and vaulted ceiling; fireplace; built-in cabinetry; 9.5' x 13.5' walk-in closet; door to 10' x 12' deck.



Master Bath—Ceramic tile floor; whirlpool tub with tile surround; open-tiled shower; 2 separate vanities.





Guest Bedroom—12' x 15.5'; hardwood floor; walk-in closet. **Guest Bath**—8' x 12.5'; tile floor; shower.

Laundry—11.3' x 11.75'; tile floor; built-in ironing board.

Powder Room

3 Car Attached Garage

SECOND FLOOR:

Hardwood Hallway Overlooking Great Room

Bedroom—18' x 19'; 15' x 11.75' walk-in closet and full bath.

Bedroom—15' x 16.3' + 8' x 15'; hardwood floor; 12.5' x 17.5' walk-in closet; built-in cabinetry and window seat; **bath** with whirlpool tub plus shower.



Lower Level:

Landing—13' x 13.5'; carpet.

Bedroom—435 square feet and carpeted.

Full Bath—8' x 11.25'.

Rec Room—26' x 29'; fireplace; French doors; no floor covering.

Plant Room—390 square feet, no floor covering, door to outside. 5' x 19.75.

Large Unfinished Area

ADDITIONAL FEATURES:

- **Circular driveway**
- **Brick walkway**
- **Brick front porch with copper roof**
- **Two rear decks**
- **Geothermal plus heat pump with propane back-up**





FARM IMPROVEMENTS:

- The **Main Barn** consists of ten 12' x 12' stalls with rear doors; 2-bay (12' x 21') wash bay; utility room with washer/dryer hook up; feed room; 10 dog runs to outside (12' x 48'). This wonderful barn has an attached 60' x 120' **indoor arena** with 20—11' x 12' stalls. Additionally, there is a first-level two-room office (18' x 28') with concrete floor, a wood-burning stove, and a 12' x 16' full bath. A second-level office (19' x 27') has an exterior rear entrance and a half bath.
- 48' x 250' **tobacco/hay barn** with 11—14' x 15' rough oak stalls.
- **Concrete block shop**
- **3 run-in sheds**
- **Pond and creek**

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

OFFERED EXCLUSIVELY BY

PRICE: \$2,950,000.

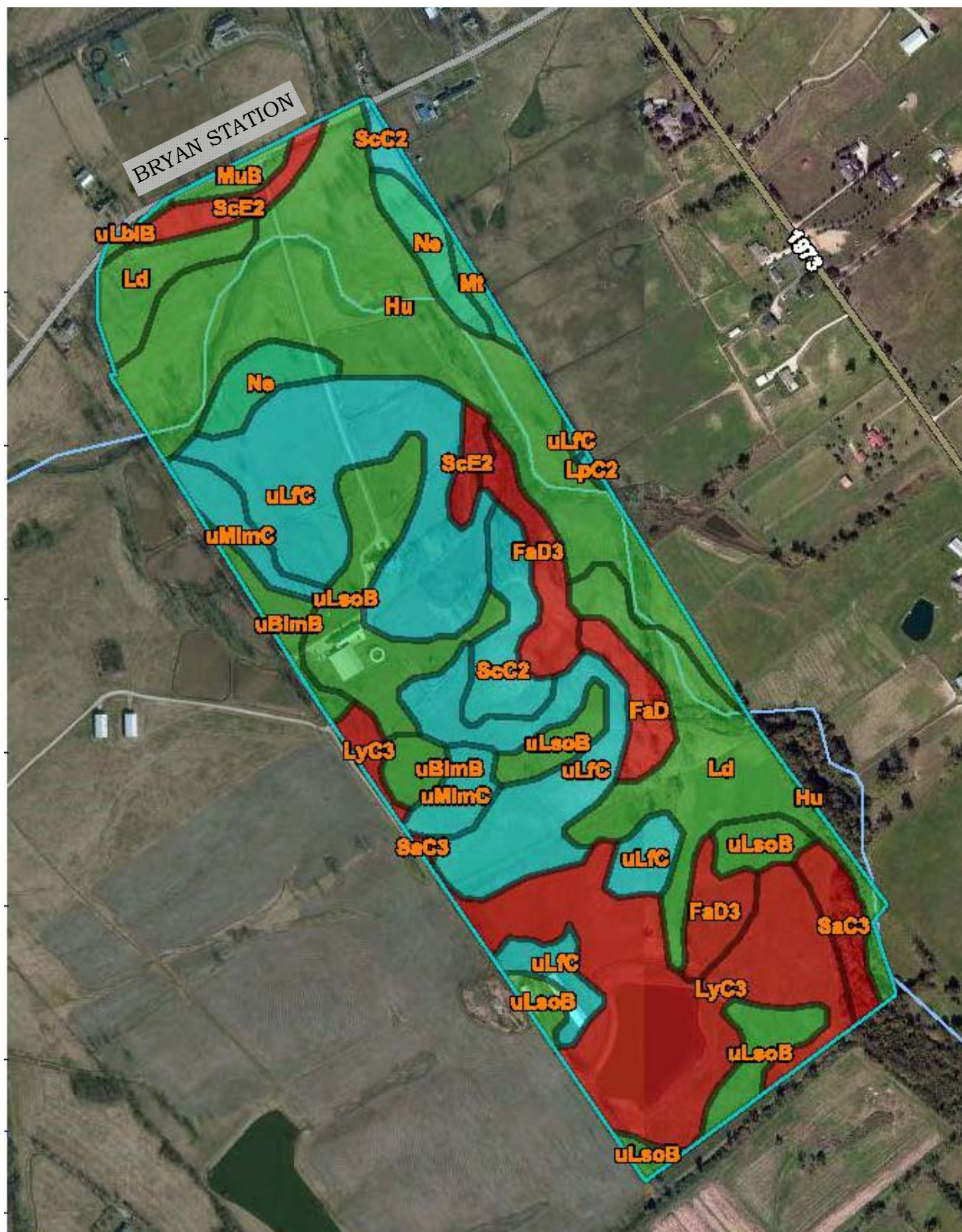


Agent: Bill Justice
(859) 294-3200

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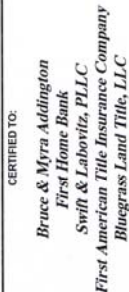




Farmland Classification— Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FaD	Fairmount very rocky silty clay loam, 6 to 20 percent slopes (fairmount-Rock outcrop complex)	Not prime farmland	2.8	1.8%
FaD3	Fairmount very rocky silty clay loam, 6 to 30 percent slopes, severely eroded (fairmount-Rock outcrop complex)	Not prime farmland	6.5	4.1%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	30.9	19.4%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	17.0	10.7%
LpC2	Loudon silt loam, phosphatic, 6 to 12 percent slopes, eroded	Farmland of statewide importance	0.2	0.1%
LyC3	Lowell silty clay loam, 6 to 12 percent slopes, severely eroded	Not prime farmland	23.4	14.7%
Mt	Melvin silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	0.9	0.5%
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	1.3	0.8%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	5.3	3.3%
SaC3	Salvisa silty clay, 6 to 12 percent slopes, severely eroded	Not prime farmland	2.7	1.7%
ScC2	Salvisa silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	5.2	3.3%
ScE2	Salvisa silty clay loam, 12 to 30 percent slopes, eroded	Not prime farmland	3.7	2.3%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	3.7	2.3%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	0.3	0.2%
uLfC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	33.1	20.8%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	17.2	10.8%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	4.7	3.0%
Totals for Area of Interest			159.0	100.0%



KY, STATE PLANE NORTH ZONE 1601 NAD 1983



SURVEY NOTES

1. THIS SURVEY WAS DONE BY GPS TECH.
2. BASIS OF BEARINGS IS THE KY STATE PLANE
3. KY NORTH ZONE, 1601, AND 1983 U.S. SURVEY FOOT
4. TOPCON HYPER V HAS AN POSITIONAL ACCURACY OF <0.05'
5. THIS SURVEY REPRESENTS AN "URBANY" CLASS SURVEY
6. THIS SURVEY MEETS THE REQUIREMENTS FOR KY LAND SURVEYS AS
7. DEFINED BY 207 K.A.R. 16.150
8. FIELD NOTES WERE TAKEN MARCH 22, AND MARCH 30, 2017
9. CONSIDERED TO BE AN "X" CLASS REBAR UNLESS NOTED
10. OTHERWISE.
11. A TITLE ATTESTATION MAY FIND ELEMENTS THAT ARE NOT SHOWN
12. FLOODPLAIN INFORMATION WAS TAKEN FROM F.E.A. 000 MAPS

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE BY ME AND/OR UNDER MY DIRECT SUPERVISION AND ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

R/M

RANDY MARTIN
N.Y. P.L.S. #3140

STATE OF KENTUCKY
RANDY E. MARTIN

RECORD SOURCE

DEED BOOK 1940 PAGE 92

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MINI-MAX

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Subsequent work

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Randy Martin
1806 Cantrill Dr.
Lexington, Kentucky

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

4422 BRYAN STATION RD.

PROPERTY ADDRESS: LEXINGTON, KY. 40516

DATE: 3-07-18

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	—	X	—
(b) Air Conditioning	—	X	—
(c) Plumbing/Septic	—	X	—
(d) Heating	—	X	—
(e) Pool/Hot tubs/Sauna	—	X	—
(f) Appliances	—	X	—
(g) Doors and windows	X	—	—
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?	—	X	—
(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?	X	—	—
(b) Has the roof ever been repaired?	X	—	—
(c) Do you know of any problems with the roof?	—	X	—
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	—	X	—
(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?	—	X	—
(b) Has the property ever had a drainage, flooding or grading problem?	—	X	—
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	X	—	—
(b) Do you know the boundaries of your property?	X	—	—
(c) Are the boundaries of your property marked in any way?	—	X	—
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	—	—	X
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.	—	X	—
(f) Any improvements shared in common with adjoining or adjacent properties?	—	X	—
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.	—	X	—
8. WATER			
(a) Are all the improvements connected to a public water system?	X	—	—
(b) IF NOT, please state your water sources and explain.	—	X	—
(c) Has your water system ever gone dry? If yes, explain.	—	X	—
(d) Are you aware of any problems with your water lines and/or waterers?	—	X	—
(e) Is your water supply shared with anyone else?	—	X	—
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?	—	X	—
(b) Were any auxiliary houses built before 1978?	—	X	—
(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?	—	X	—

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	<u>X</u>	___	___
2) Electric lines.....	<u>X</u>	___	___
3) Natural Gas/Propane	<u>X</u>	___	___
4) Telephone lines	<u>X</u>	___	___
5) Septic/Field lines.....	<u>X</u>	___	___
(b) If you answered yes to any of the above, can you furnish a diagram of same?	<u>X</u>	___	___
12. MISCELLANEOUS			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction?	___	<u>X</u>	___
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?	___	<u>X</u>	___
(c) Are you aware of any Radon test being performed on this property?	___	<u>X</u>	___
(d) Are you aware of any existing or threatened legal action affecting this property?	___	<u>X</u>	___
(f) Are there any assessments other than property assessments that apply to this property?	___	<u>X</u>	___
(g) Are you aware of any damage due to wood infestation?	___	<u>X</u>	___
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom?	___	<u>X</u>	___
(i) Are you aware of any underground storage tanks?..... <u>Propane</u>	<u>X</u>	___	___
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property?	___	<u>X</u>	___
(k) Are you aware of any dumps on the property, present or past?	___	<u>X</u>	___
(l) Are any sink holes being used as a dump?	___	<u>X</u>	___
(m) To your knowledge, has the property been used for anything besides agricultural purposes?	___	<u>X</u>	___
(n) Are that any leases on the property (e.g. tobacco, mineral, timber, etc.)?	___	<u>X</u>	___
(o) Have you ever had a soil analysis done?.....	<u>X</u>	___	___
If yes, by whom and when. <u>SELF</u>			
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?	___	<u>X</u>	___
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?.....	___	<u>X</u>	___
13. If the answer was "yes" to any of the above questions, please explain.			
<u>WINDOW IS CRACKED - ROOF REPLACED 3 YEARS AGO.</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>Bruce Offling</u>	<u>3-7-2018</u>	<u>1:30pm</u>	<u>Myra Offling</u>	<u>3-7-18</u>	<u>1:31 PM</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

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.