

STERLING STUD

1150 Falcon Wood Way
Lexington, Fayette County, Kentucky
49 +/- Acres



Offered Exclusively By



www.kyhorsefarms.com

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



Well-located immaculate 49 acre turn-key horse farm suitable for any discipline and in three deeded tracts. Stone-columned automatic gates lead to the magnificent 4,100 square foot two-story home. This four bedroom, three and a half bath home features a wonderful floor plan and beautiful pine floors - while offering fantastic views.

The three bedroom, two and a half bath manager's home contains over 3,000 square feet and a great floor plan. The 2 stall auxiliary barn has an equipment shed on one end and a nice lofted 600 square foot apartment. The main barn contains 10 stalls (including 2 foaling stalls); office; half bath; feed room; two equipment/van sheds; and a shop. Additional improvements include 4 run-in sheds and fully-fenced for horses.

This farm is well-designed and impeccably maintained.



First Floor

Entrance Hall with pine floor, crown moulding, side panels and transom.

Office/Living Room with pine floor, tray ceiling, and crown moulding.



Dining Room with pine floor, tray ceiling, crown moulding, and wainscoting.

Eat-in Kitchen with pine floor, opens to sun room, island with Jenn-Aire stove top, wall oven, cherry cabinetry.



Family Room with pine floor, cherry paneling, fireplace.

Sun Room with pine floor and beaded ceiling.



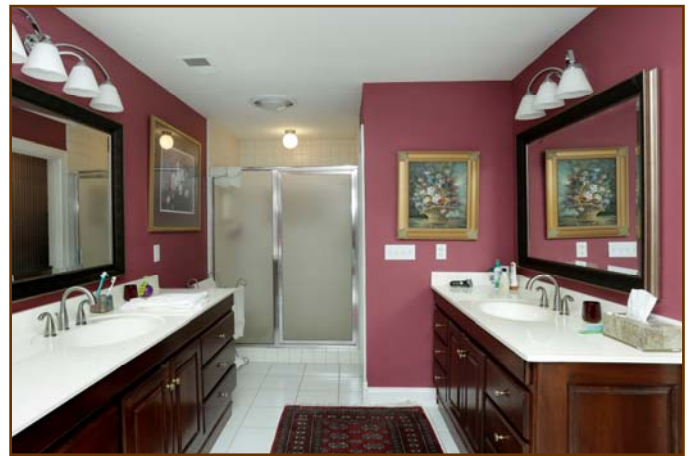
Laundry Room with cherry cabinetry.

Enclosed Porch with beaded ceiling.

Three Car Attached Garage

Second Floor

Master Suite: Carpeted, tray ceiling, crown moulding, huge walk-in closet, carpeted office and dressing room. **Master Bath:** Ceramic tile floor, Jacuzzi tub, separate shower, two vanities.



Guest Bedroom with full bath.

Two Additional Bedrooms and hall bath with “US walk-in tub”.



Unfinished **Lower Level**

Manager's Home

Well-situated home with approximately 3,000 square feet on one level of living area.

Featuring a great room; dining room; large eat-in kitchen with Mexican tile floor and open to the great room; breakfast room with exterior door; laundry room with half bath and Mexican tile floor. The master bedroom has two walk-in closets and an exterior door to the screened-in porch. The master bath has a whirlpool tub, a steam shower, and two vanities. Two additional bedrooms and hall bath plus a two-car attached garage complete this lovely home.



Farm Improvements

- 10 stall horse barn include two 11.5' x 15.5' foaling stalls with camera; farm office with half bath; feed room with stairs to loft; 2-bay equipment storage (20' x 27'); 2-bay van storage (20' x 27'); a 13' aisle plus a shop.
- 2 stall (16' x 16') auxiliary barn with open equipment shed and a 600 square foot lofted one bedroom, one bath apartment with kitchen and living/dining room combo.





- One 16' x 80' run-in shed.
- Three 16' x 30' run-in sheds.
- Stone columned automatic electric gate.
- City water.



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PRICE: \$1,650,000.

**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
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	0.3	0.7%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	10.2	21.1%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	14.2	29.3%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	19.0	39.2%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	4.7	9.7%
Totals for Area of Interest			48.4	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 1150 FALCON WOOD WAY LEXINGTON, KY 40511

DATE: 3/1/17

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		✓	N/A
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1) Water lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Electric lines.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? (hand drawn diagram)	<input checked="" 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 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(o) Have you ever had a soil analysis done?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, by whom and when. <u>UK COOPERATIVE EXTENSION SERVICE 4/28/14</u>			
(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"/>
13. If the answer was "yes" to any of the above questions, please explain.			

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>3/1/17</u>	<u>2pm</u>	SELLER	DATE	TIME
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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
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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.