

# BRANDYWINE ANNEX

96 +/- Acres

1529 Jackstown Road

Paris, Bourbon County, Kentucky



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

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



### **Improvements:**

- **14 stall horse barn** completed in 2007. Oak lined stalls are approximately 11.5' x 11.5' with 2" pine facing on sides and ceiling, Lucas stall doors, hay loft over center aisle, lights in stall and aisle, electric outlet for each stall.
- **7 bent tobacco barn** with attached equipment shed and workshop with concrete floor.
- **30' x 66' three bedroom, two and one-half bath modular home.**
- **26' x 60' three bedroom, two bath modular home.**
- **V-mesh, plank, and wire fencing.**
- **Two entrances (one with electric gate).**
- **City water.**





**Brandywine Farm Annex** is a horse farm put on the market as owners have purchased land adjoining their main farm. Very nice 14 stall horse barn built in 2007 with oak stalls and Lucas doors. A seven bent tobacco barn has an attached equipment shed and workshop. Two modular homes, two entrances (one electric), nine paddocks, and two fields complete this well-priced farm. In the immediate area of Adena Springs Farm and across the road from Sparks View.

**NOTE:** This is a co-listing with Lehmann Thwaites Realtors.

**PRICE: \$570,000.**



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

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JACKSTOWN ROAD





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
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	37.9	38.4%
FyD	Faywood silty clay loam, 12 to 20 percent slopes	Not prime farmland	15.0	15.2%
Ln	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	8.2	8.3%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	6.6	6.7%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	30.6	31.1%
W	Water	Not prime farmland	0.3	0.3%
Totals for Area of Interest			98.6	100.0%

1818.74'  
S 70°09'49"W

N 18°35'25"W  
869.16'

Ronald & Wanda Thornberry  
Deed Book 231 Page 692  
96.356 acres by survey

S 17°51'49"E  
2645.30'

N 22°07'55"W  
1145.21'

N 11°01'09"E  
594.08'

N 63°26'33"E  
154.85'

N 48°48'26"E  
304.04'

N 63°55'04"E  
259.01'

N 63°53'02"E  
414.12'

William & Dianne Hollars  
Deed Book 234 Page 1

S 07°13'42"W  
113.50'

residences

(A)

rebar set @ 2500'

Jackstown Road

wood fence post corner  
witness rebar set at  
S 26°13'30"W 0.70'

barn

back of bearings  
S 61°50'00"W  
298.91'

wood fence post  
witness rebar set  
N 32°24'52"W 1.4'

2657.13'

N 62°18'21"E  
654.57'

P.O.B. rebar set @ 1.73'



# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

1529

PROPERTY ADDRESS: 757 JACKSTOWN RD PARIS KY 40361

DATE: 4/30/17

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</b>			
Are you aware of any problems affecting:		X	
(a) Electrical wiring .....		X	
(b) Air Conditioning .....		X	
(c) Plumbing/Septic .....		X	
(d) Heating ..... <u>New HVAC system 6/13/17 IN DOUBLEWIDE</u>		X	
(e) Pool/Hot tubs/Sauna .....		X	
(f) Appliances .....		X	
(g) Doors and windows .....		X	
<b>2. MAIN RESIDENCE - FOUNDATION</b>			
(a) Are you aware of any problems concerning the basement? .....		NA	
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability? .....		X	
(c) Are you aware of any defects or problems relating to the foundation? .....		X	
<b>3. MAIN RESIDENCE - ROOF</b>			
(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	
<b>4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT</b>			
(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".)			
<b>5. DRAINAGE</b>			
(a) Is this property located in a flood plain zone? .....		X	
(b) Has the property ever had a drainage, flooding or grading problem? .....		X	
<b>6. BOUNDARIES</b>			
(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. .... <u>NO AGREEMENTS IN WRITING / NEIGHBORLY</u>		X	
(f) Any improvements shared in common with adjoining or adjacent properties? ....		X	
<b>7. HOMEOWNER'S ASSOCIATION</b>			
(a) Is the property subject to rules or regulations of any homeowner's association? .....		X	
If yes, please supply copy of rules and regulations.			
<b>8. WATER</b>			
(a) Are all the improvements connected to a public water system? .....	X		
(b) IF NOT, please state your water sources and explain.			
(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	
<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? .....		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".)			
<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? .....	X		

	Yes	No	Unknown
<b>11. UTILITIES</b>			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines .....	X		
2) Electric lines.....		X	
3) Natural Gas/Propane .....		NA	
4) Telephone lines .....		NA	
5) Septic/Field lines.....	X		
(b) If you answered yes to any of the above, can you furnish a diagram of same?	GENERAL SKETCH		
<b>12. MISCELLANEOUS</b>			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? .....		X	
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? .....		X	
(c) Are you aware of any Radon test being performed on this property? .....		X	
(d) Are you aware of any existing or threatened legal action affecting this property? .....		X	
(f) Are there any assessments other than property assessments that apply to this property? .....		X	
(g) Are you aware of any damage due to wood infestation? .....		X	
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? .....		X	
(i) Are you aware of any underground storage tanks? .....		X	
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? .....		X	
(k) Are you aware of any dumps on the property, present or past? .....		X	
(l) Are any sink holes being used as a dump? .....		X	
(m) To your knowledge, has the property been used for anything besides agricultural purposes? .....		X	
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? ....		X	
(o) Have you ever had a soil analysis done?.....		X	
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? .....		X	
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?.....		X	
<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.

<u>Jim Robinson</u>	<u>1/30/17</u>	<u>3PM</u>	<u>Jim Robinson</u>	<u>1/30/17</u>	<u>3PM</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	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.