5425 GREENWICH PIKE

22 +/- Acres

Lexington, Fayette County, Kentucky



Wonderfully-located—just minutes to the Kentucky Horse Park, this 22 acre horse farm offers a five bedroom, three-and-a-half bath residence; 10 stall barn; and abundant fenced paddocks.

Offered Exclusively By



www.kyhorsefarms.com

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



Built in 1983, this story-and-a-half contemporary home offers great with huge stone fireplace and exposed beam vaulted ceiling.

The wood-paneled living boasts custombuilt-ins surrounding the wood-burning fireplace.







Renovated kitchen offers hardwood floor, granite counter tops, and island with stove top.





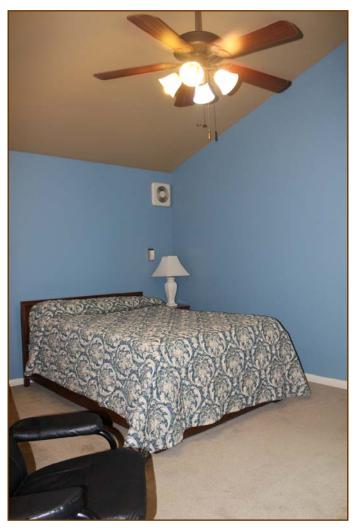
The kitchen give fantastic access to the dining area and great room with beautiful slate floors.

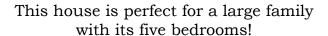
First floor master bedroom with jetted tub.



The second floor bedrooms have soaring ceiling, ceiling fans, and ample space.

The lavender bedroom has an attached full bath. Another full bath services the remaining two bedrooms.











The house was recently updated, painted, and re-landscaped.





10 stall barn with tack room and ample loft hay/straw storage. The barn is in excellent condition—just the right size barn for the paddocks!

In a private setting with great horse neighbors. Come see what this property has to offer!

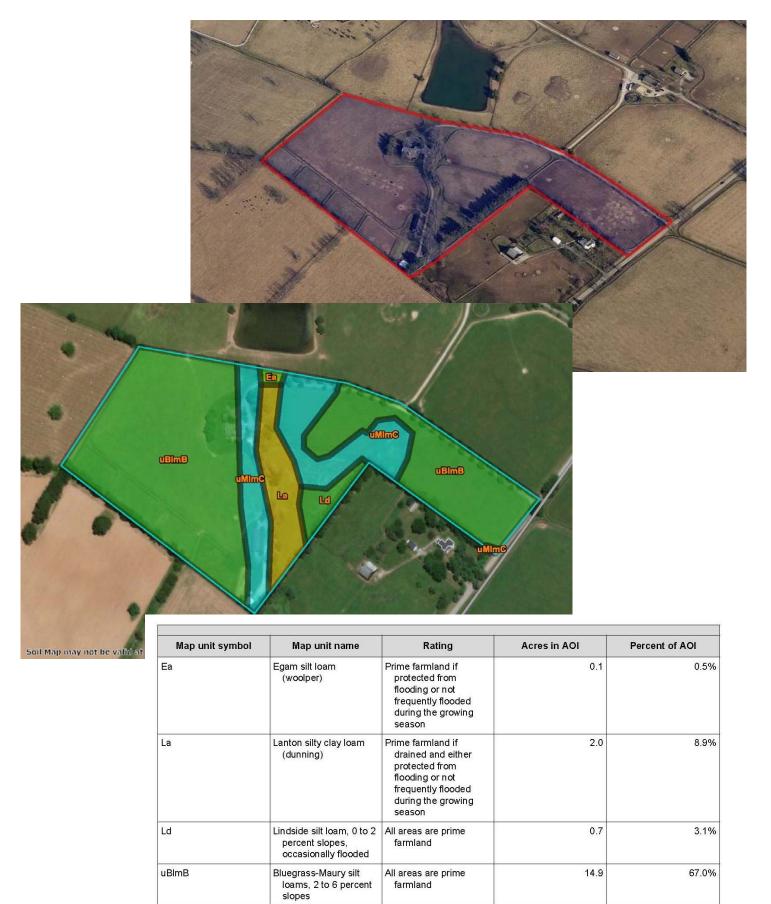
Offered Exclusively By

PRICE: \$999,000.



Mike Morrison, Agent 859-340-0302

www.kyhorsefarms.com



farmland

importance

Farmland of statewide

4.5

22.3

20.4%

100.0%

Maury-Bluegrass silt

slopes

loams, 6 to 12 percent

uMlmC

Totals for Area of Interest

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS® PROPERTY ADDRESS: 5-425 Drumwich Pike Kexington DATE: Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13. No Unknown Yes 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 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? 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 "Protest Your Family From Lead in Your Home".) DRAINAGE (a) Is this property located in a flood plain zone?..... (b) Has the property ever had a drainage, flooding or grading problem?..... 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. WATER (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..... (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 "Protest Your Family From Lead in Your Home".) 10. BARNS/OUTBUILDINGS (a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?.... Revised 8/06

FORM 035

				Yes	No	Unknown
11. UTILITIES			2 200000 20			
	of the location of the fo				ν	
10.54ft) [10.174] also in third in				9	X X X X	
				A	×	
					X	
				X	1	
(b) If you answere	d ves to any of the abo	ve. can vou fu	rnish a diagram of same?		X	
12. MISCELLANEOUS						
(a) To your knowled	in construction?	nave any urea	formaldehyde or asbestos		×	
(b) Do you know of	any violations of local,	state or feder	al government laws or	-	Setting 1,751	
regulations rela	iting to this property?				<u></u>	
(c) Are you aware of any Radon test being performed on this property?					X X	
(d) Are you aware of any existing or threatened legal action affecting this property? (f) Are there any assessments other than property assessments that apply to this					_	
(f) Are there any a	ssessments other than	property asses		X		
			on?		X	
	e and/or other improve				-	
	f yes, when and by who					X
(i) Are you aware (of any underground sto	rage tanks?			X	12
(i) Are you aware	of any past or present of	hemical conta	mination to the soil			
				44	XXX	
(k) Are you aware of any dumps on the property, present or past?				-	X	
(I) Are any sink holes being used as a dump?					X	
(m) To your knowle	edge, has the property l	peen used for	anything besides		V	
agricultural pur	poses?				X	
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?					X	8 (g
(o) Have you ever	had a soil analysis done	?	Farm Clinic	X	7	
If yes, by who	om and when. 2002	The	Jan Me Curico			
			mstances which may affect		×	
(a) Are you aware	of any cemeteries, buri	al grounds or	hurial sites located on		100000000000000000000000000000000000000	PT
(q) Are you aware	oundaries of this proper	tv2			X	
13 If the answer was	'yes" to any of the abov	e questions r	olease explain			
Wish Washer	V is being No	pland	, rease explain.			
		/				
New Roofis	v 2004 00 20	05				
THE ABOVE INFORMAT	ION IS TRUE AND COR	RECT TO THE I	BEST OF MY KNOWLEDGE.	THIS INFO	DRMATIO	N IS
PROVIDED BY THE SEL	LER FOR THE BENEFIT	OF THE PROSE	PECTIVE BUYER(S). THIS	INFORMATI	ON IS BE	LIEVED 10
BE ACCURATE BUT NO	T WARRANTED BY ANY		1 - 1 M	/	1 1	
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SELLER	DATE	III	SELLER	DA	1.	11112
IF THIS FORM IS BLAN	IK, THE BROKER/AGENT	'S SIGNATUR	E BELOW CONSTITUTES NO	OTICE TO T	HE BUYE	R THAT THE
SELLER HAS DECLINED) TO PROVIDE THE INFO	ORMATION NE	CESSARY TO COMPLETE TH	HIS FORM.		
BROKER/AGENT:			DATE:	TIT	٧E:	
I (WE) ACKNOWLEDGE	THAT I (WE) HAVE RE	CEIVED A COP	Y OF THE "SELLER'S REAL	PROPERTY	HISTORY	′″.
BUYER	DATE	TIME	BUYER	DA	ATE	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.