

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 custom-built-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.



This house is perfect for a large family with its five 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**

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Soil Map may not be valid at

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ea	Egam silt loam (woolper)	Prime farmland if protected from flooding or not frequently flooded during the growing season	0.1	0.5%
La	Lanton silty clay loam (dunning)	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	2.0	8.9%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	0.7	3.1%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	14.9	67.0%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	4.5	20.4%
Totals for Area of Interest			22.3	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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PROPERTY ADDRESS: 5425 Greenwich Pike Lexington, KY 40511 DATE: 5-21-18
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? | — | N/A | — |
| (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 | — |

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. | — | — | — |
| (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 | N/A |
| (b) Were any auxiliary houses built before 1978? | — | X | N/A |
| (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	—	X	—
2) Electric lines.....	—	X	—
3) Natural Gas/Propane	—	X	—
4) Telephone lines	—	X	—
5) Septic/Field lines.....	X	—	—
(b) If you answered yes to any of the above, can you furnish a diagram of same?	—	X	—
12. MISCELLANEOUS			
(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. <u>2002 The Farm Clinic</u>			
(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	—

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

Dish Washer is being replaced

New Roof in 2004 to 2005

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.

Richard Maynard
SELLER

5/21/18 10:30
DATE TIME

Bonita B Maynard 5/21/18 10:30
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.

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