

ELKHORN SPRINGS FARM

800 FISHERS MILL

Scott County, Kentucky
144 +/- Acres



Renovated Early 1800's Brick Home

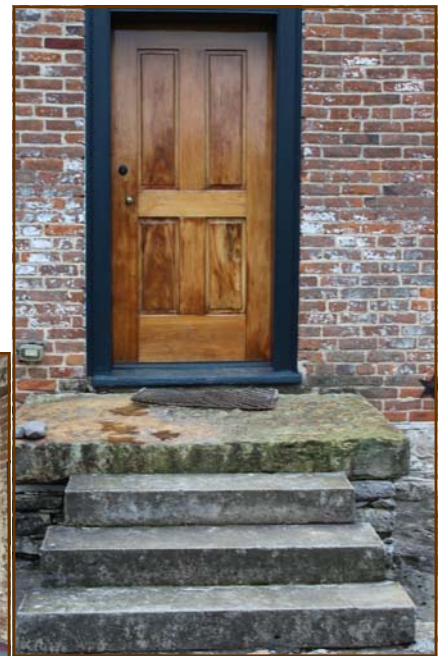
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www.kyhorsefarms.com
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Living Room with pine floors from War Admiral's stall at old Mt. Brilliant. Original beams.



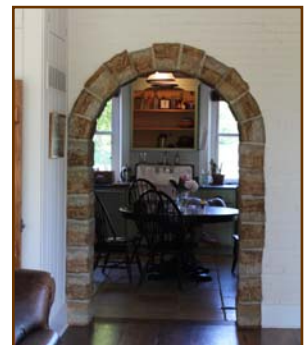
Handmade walnut front entrance door



Fire Family Room addition with antique poplar floor, poplar mantel, ceiling beams from the tobacco barn, large windows to view the farm. Half bath. Separate tiled shower area.



Kitchen with Kohler farm sink, custom cabinets, Jenn-Air gas oven, stainless steel dishwasher and refrigerator. Stone archway from family room.



Circular stairway to master loft—hand-hewn railing

Master bedroom lofts includes antique wooden beams, gas or log fireplace, skylights, and sitting area. Master bath overlooks the living room and includes a double marble sink, tiled shower, and toilet.

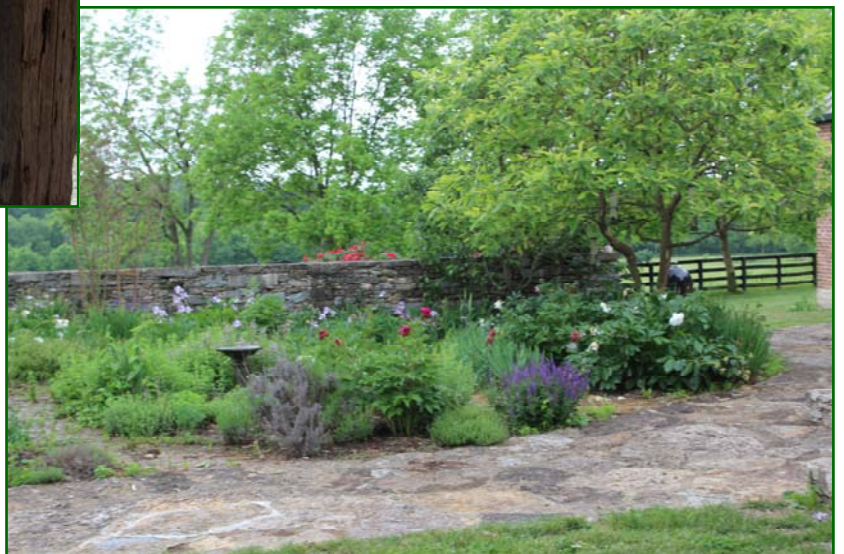


Before the restoration!

The studio is attached to the main house but has a separate entrance.



Vista from house—
“Springtime at Elkhorn Springs”



Beautiful rock ledge to spring house with peaceful sitting area



Ongoing renovation to guest quarters.



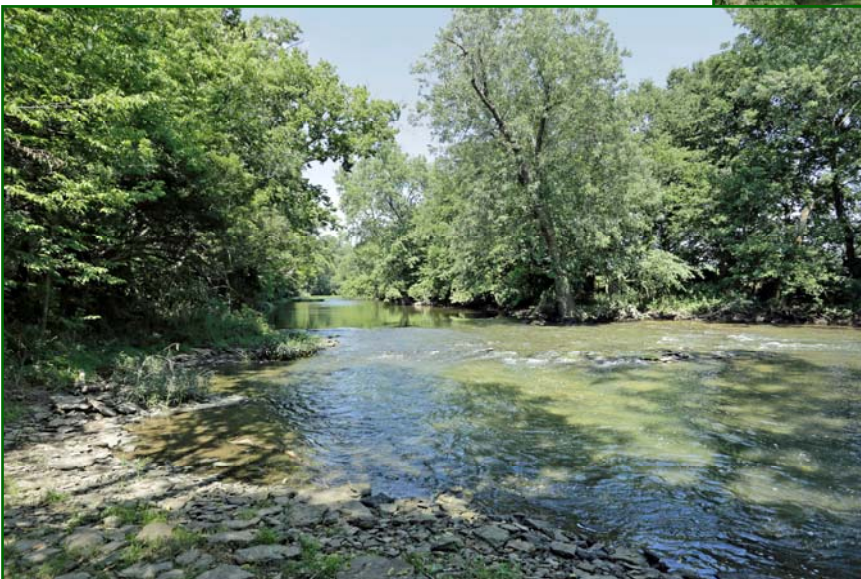
Farm improvements include:

- Barn (refurbished 6 tobacco barn) with tack room, 6 stalls, washer, and dryer
- Run-in shed
- Hay storage shed
- Round roping pen



Fields leading to the Elkhorn Creek with easy access for canoeing.

Wonderful wildlife and mature trees.



Rolling Elkhorn Creek



Secluded, private tree-lined lane to the property.



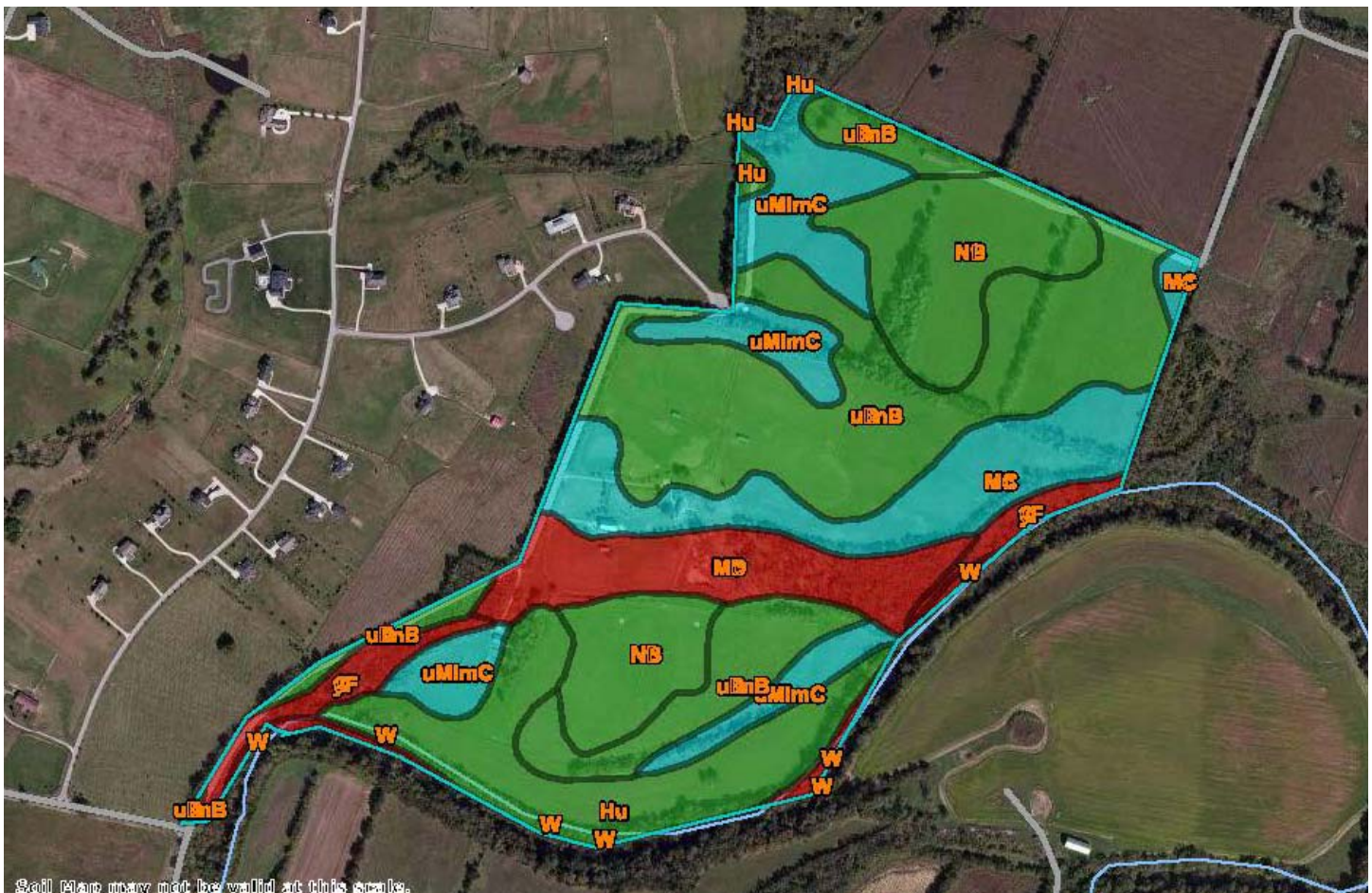
Underground utilities
City water

PRICE: \$2,225,000.



Muffy Lyster, Agent
(859) 229-1804

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CyF	Cynthiana-Rock outcrop complex, 20 to 50 percent slopes	Not prime farmland	5.4	3.9%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	17.9	12.8%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	17.1	12.2%
McD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	12.5	8.9%
NfB	Nicholson silt loam, 2 to 6 percent slopes	All areas are prime farmland	21.4	15.3%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	46.5	33.2%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	17.3	12.4%
W	Water	Not prime farmland	1.8	1.3%
Subtotals for Soil Survey Area			140.0	100.0%
Totals for Area of Interest			140.0	100.0%





Potential excluded
5 acres



SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 800 Fishers Mill Rd Midway, KY 40347

DATE: 6/7/18

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
- (b) Air Conditioning
- (c) Plumbing/Septic
- (d) Heating
- (e) Pool/Hot tubs/Sauna
- (f) Appliances
- (g) Doors and windows

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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".)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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5. DRAINAGE

- (a) Is this property located in a flood plain zone? Down by Creek
- (b) Has the property ever had a drainage, flooding or grading problem?

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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".)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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11. UTILITIES

(a) Are you aware of the location of the following underground utilities?

- 1) Water lines
- 2) Electric lines
- 3) Natural Gas/Propane
- 4) Telephone lines
- 5) Septic/Field lines

Yes No Unknown

All utilities underground

No telephone lines

(b) If you answered yes to any of the above, can you furnish a diagram of same?

12. MISCELLANEOUS

- (a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction?
- (b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?
- (c) Are you aware of any Radon test being performed on this property?
- (d) Are you aware of any existing or threatened legal action affecting this property?
- (e) Are there any assessments other than property assessments that apply to this property?
- (f) Are you aware of any damage due to wood infestation?
- (g) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? Wasp treatment
- (h) Are you aware of any underground storage tanks?
- (i) Are you aware of any past or present chemical contamination to the soil and/or water on this property?
- (j) Are you aware of any dumps on the property, present or past?
- (k) Are any sink holes being used as a dump?
- (l) To your knowledge, has the property been used for anything besides agricultural purposes?
- (m) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?
- (n) Have you ever had a soil analysis done?
- (o) 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?
- (q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?

Yes No Unknown

Only north side

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.

SELLER [Signature] DATE 6/7/18 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: _____

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

BUYER _____ DATE _____ TIME _____

BUYER _____ DATE _____ TIME _____

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.

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT
For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 6/7/18 CONTRACT DATE: _____ CONTRACT # 2018-2

PROPERTY ADDRESS: 800 Fishers Mill Midway, KY 40347

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

S S

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or paint hazards are present in the housing. (explain):

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

S S

(b) Records and Reports available to the seller (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

☒ Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

(c) Purchaser has received copies of all information listed above

(d) Purchaser has received the pamphlet **Protect Your Family From Lead in Your Home**

(e) Purchaser has (check one below):

☐ Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

 (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller [Signature]

Buyer _____

Seller _____

Buyer _____

Agent _____

Agent _____