ELKHORN SPRINGS FARM 800-1 FISHERS MILL

Scott County, Kentucky 139 +/- Acres



Renovated Early 1800's Brick Home

Offered Exclusively By



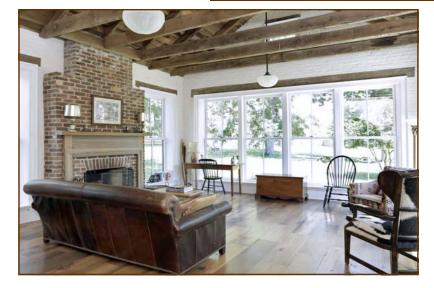
www.kyhorsefarms.com 518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657



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









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

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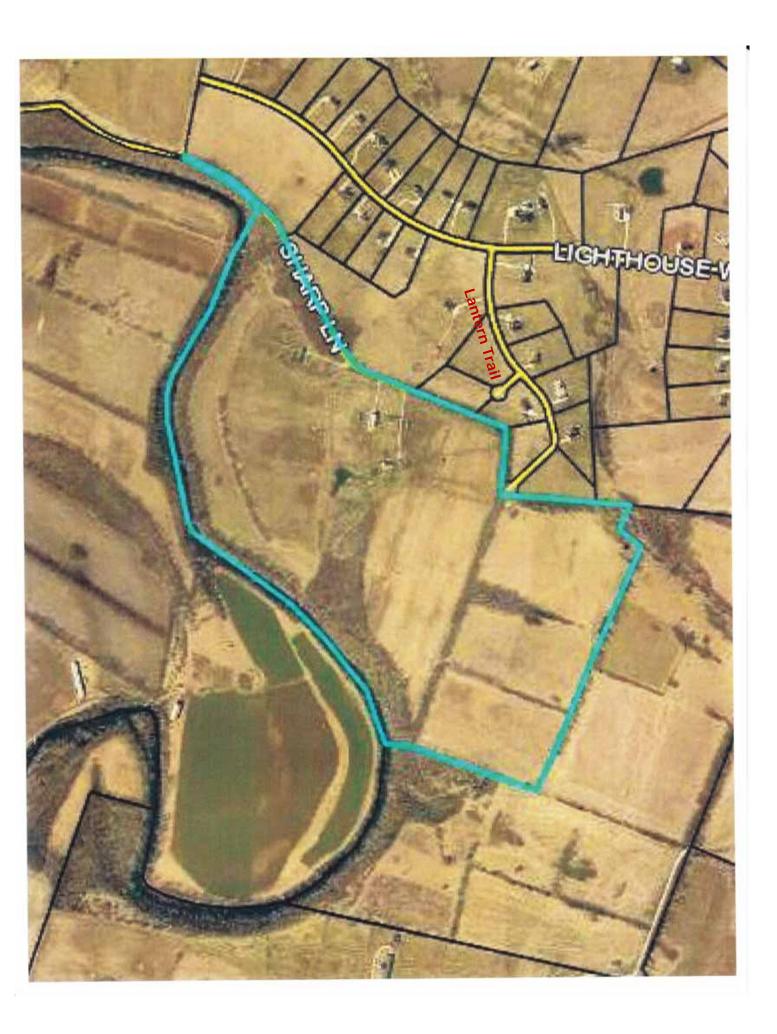
PRICE: \$1,750,000.



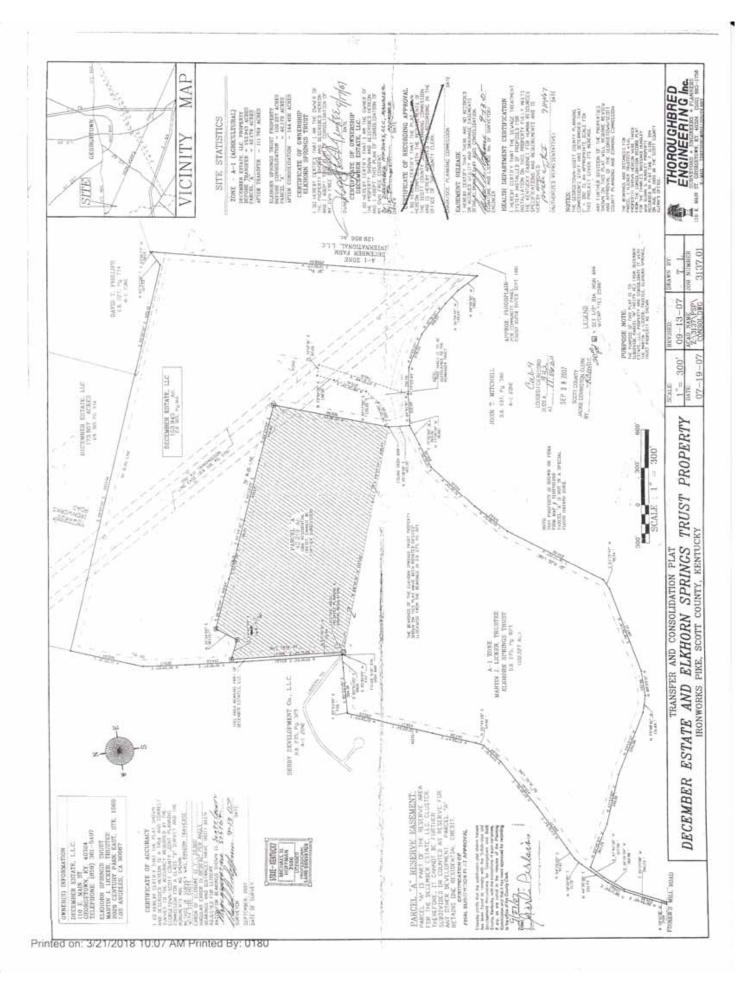
Muffy Lyster, Agent (859) 229-1804



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%







SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PRO	PERTY ADDRESS: 800 Fishers Mill Rd Midway, KY 40347 ase answer all questions. Mark yes or no to all questions. If answer is yes, please explains	DATE	1	7/18
		Yes	No	Unknown
1.	Are you aware of any problems affecting:		1	
	(a) Electrical wiring	₽	DV.	
	(b) Air Conditioning			
	(c) Plumbing/Septic(d) Heating			 - -
	(e) Pool/Hot tubs/Sauna	Ħ		Ħ
	(f) Appliances	Ħ	M	
	(g) Doors and windows			
2.	MAIN RESIDENCE - FOUNDATION		-	_
	(a) Are you aware of any problems concerning the basement?		<u>M</u>	Ш.
	(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?	П	NI	6П
	(c) Are you aware of any defects or problems relating to the foundation?	片	N.	W H
3.	MAIN RESIDENCE - ROOF		1	200
	(a) Has the roof ever leaked?		N.	100
	(b) Has the roof ever been repaired?		N M	25 D
4	(c) Do you know of any problems with the roof	4	M	и п
	(a) Was residence built before 1978?	Thenty		
	(If yes, seller may not accept and buyer should not present an offer to purchase		.Jened	-bad-
	contract that does not include a "Disclosure of Information and Acknowledgement	nt		
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the	12	4	
5	EPA pamphlet "Protest Your Family From Lead in Your Home".) DRAINAGE	/ Add	(A)	
٥.	(a) Is this property located in a flood plain zone? Down by Creek	TO		
	(b) Has the property ever had a drainage, flooding or grading problem?			
6.	BOUNDARIES	1	_	
	(a) Have you ever had a survey of your property?	11		뷰
	(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	14	-	44
	relating to this property?		121	
	(e) Is there any common fencing? If yes, explain any agreement and common		_ /	_
	maintenance	7		, H
7	(f) Any improvements shared in common with adjoining or adjacent properties? HOMEOWNER'S ASSOCIATION		*	NA LL
/.	(a) Is the property subject to rules or regulations of any homeowner's association?		NC	
	If yes, please supply copy of rules and regulations.	-	OCK T	m. House of
8.	WATER	150	DE T	A STATE OF
	(a) Are all the improvements connected to a public water system?	A A	11/3	TINGO TINGO
	(b) IF NOT, please state your water sources and explain. (c) Has your water system ever gone dry? If yes, explain	П	T	
	(d) Are you aware of any problems with your water lines and/or waterers?		Z	
	(e) Is your water supply shared with anyone else?		N	
9.	AUXILIARY HOUSES			-0
	(a) Are you aware of any problems affecting any of the mechanical systems, structure	п	1	
	Or roof on any of the auxiliary houses?	붉	1	
	(If yes seller may not accept and buyer should not present an offer to purchase		LIME	
	contract that does not include a "Disclosure of Information and Acknowledgeme	nt	a	
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the		<i>G</i> L	
4.0	EPA pamphlet "Protest Your Family From Lead in Your Home".)	AVA		
10	. BARNS/OUTBUILDINGS (a) Are you aware of any problems affecting any of the mechanical systems,		r /	
	Structure, or roof on any of the barns or outbuildings?	1	M	
		-		

11 1171 17750	Yes	No	Unknown
11. UTILITIES			-
(a) Are you aware of the location of the following underground utilities? (b) Water lines			The Park
Water lines Electric lines	-	₩	
3) Natural Gas/Propane	-	 	2. H
3) Natural Gas/Propane 4) Telephone lines 5) Septic/Field lines.	V	1 1	分片
5) Septic/Field lines	-11/	-	
(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?		V.	
(b) Do you know of any violations of local, state or federal government laws or		-	
regulations relating to this property?	井	3	片
(d) Are you aware of any existing or threatened legal action affecting this property?	Ħ	7	+
(f) Are there any assessments other than property assessments that apply to this		-/	
property?		A	
(g) Are you aware of any damage due to wood infestation?		, N.	ALO
(h) Have the house and/or other improvements ever been treated for wood	ADV	ALV.	The same
infestation? If yes, when and by whom? Waso treatment (i) Are you aware of any underground storage tanks?	200	門外	(Mela)
(j) Are you aware of any past or present chemical contamination to the soil	-1-1	M	
and/or water on this property?			
(k) Are you aware of any dumps on the property, present or past?		M	古
(I) Are any sink holes being used as a dump?		M,	
(m) To your knowledge, has the property been used for anything besides		_	
agricultural purposes?	- 📙	14	-
(o) Have you ever had a soil analysis done?	+	+	
If yes, by whom and when	Anged.	_bead_	
(p) Are you aware of any other fact, conditions or circumstances which may affect	-	_/	
the desirability of this property?		M	·
or within the boundaries of this property?		12/1	
13. If the answer was "yes" to any of the above questions, please explain.		-13-1	

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. T			
PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS IN BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.	FURMATIC	N 15 DEI	TEAED 10
- 6/7/18			
SELLER DATE TIME SELLER	DAT	E	TIME
IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOT	TCE TO TH	IE BLIVED	THAT THE
SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS		IL DOTER	THAT THE
THE THE PERSON OF THE PERSON O			
BROKER/AGENT:			
I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PR	ROPERTY I	HISTORY	" .
BUYER DATE TIME BUYER	DAT	E	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.

LEXINGTON-BLUEGRASS ASSOCIATION OF REALTORS 2250 Regency Road 276-3503

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

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

RIOLIN		
TODAY'S DATE: 6/7/19 CO	NTRACT DATE:	CONTRACT # 2018-2
t t	Turary VV 40247	
PROPERTY ADDRESS: 800 Fishers Mill Mid	lway, K1 40347	
Lead Warning Statement Every purchaser of any interest in residential real property on a exposure to lead from lead-based paint that may place young conformal permanent neurological damage, including learning disabilities poses a particular risk to pregnant women. The seller of any is based paint hazards from risk assessments or inspections in the or inspection for possible lead-based paint hazards is recomme	hildren at risk of developing lead poisoning is, reduced intelligence quotient, behavioral interest in residential real property is require e seller's possession and notify the buyer of	the Lead poisoning in young children may produce the problems, and impaired memory. Lead poisoning also the lead-to provide the buyer with any information on lead-
Seller's Disclosure (Initial)	2 11 2 1 1 1 1 1 1	
S (a) Presence of lead-based paint and/o	or lead-based paint hazards (check or r paint hazards are present in the hou	
Known lead-based paint and/or	r paint nazards are present in the not	ising. (explain).
Seller has no knowledge of lea	d-based paint and/or lead-based pair	nt hazards in the housing.
5 6 (b) Records and Reports available to	the seller (check one below):	
		ports pertaining to lead-based paint and/or
	housing (list documents below):	n a se
Seller has no reports or record	s pertaining to lead-based and/or lea	id-based paint hazards in the housing.
based hazards under the contract.) Waived the opportunity to corlead-based paint hazards.	duct a risk assessment or inspection same terms and conditions as "Other	for the presence of lead-based paint or lead- r Inspections". (See the offer to purchase
Agent's Acknowledgment (Initial) (f) Agent has informed the seller of t to ensure compliance.	he seller's obligations under 42 U.S.	.C. 4852d and is aware of his/her responsibility
Certification of Accuracy The following parties have reviewed the information provided is true and accurate.	ation above and certify, to the best o	of their knowledge, that the information they
Seller	Buyer	
Seller	Buyer	
Agent	Agent	