

TOWNSEND SPRINGS

571 Russell Cave Road

50 +/- Acres

Paris, Bourbon County, Kentucky



PRESENTED BY



www.kyhorsefarms.com

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



Now designated a state historic site by the Commonwealth of Kentucky and originally settled in 1775-1776 by John Townsend who was an officer in the company of Captain John Hinkston, who led a group of 15 men down the Ohio River from western Pennsylvania to explore what was then Shawnee territory in 1775. They traveled along what is now known as Licking River, following the buffalo trace to the area that later became Paris, Kentucky. The 15 men made small clearings and built cabins for each member of the company. In 1776, the creek that runs through the farm became known as Townsend Creek. John Townsend raised corn in 1775-1776 on his farm, which the latter furnished corn seed to Jacob Spears, the founder of Bourbon liquor, and to other early settlers in the region.

Two of the 15 men were killed in 1775 during skirmishes with the Shawnees, after which Captain Hinkston returned to Pennsylvania with a majority of his party. However, John Townsend and several others remained and a small community grew around their encampments. By the late 1780s most of the men had returned with their families and construction was begun on many of the farms in this area. Duncan's Tavern was completed in 1788-1790, as was the "Stone Castle," home of Jacob Spears on Clay-Kiser Road in Bourbon County. Spears was one of the first two settlers to produce Bourbon Whiskey in Kentucky.

The permanent stone and brick buildings on Townsend Spring Farm were begun in 1790 and the main house was completed circa 1803. The main house retains all masonry and carpentry details that were part of the original construction of the dwelling, including three fireplaces, all flooring, 12-inch thick brick and plaster walls and hand-carved mantels and door jambs. All of the limestone steps and fireplace stones were quarried from Townsend Creek by John Townsend and his family.

A section of the original stone fence remains standing along the southeastern edge of the farm and Indian artifacts and arrowheads can still be found on the property.



Entry: Hardwood floor, dentil crown molding, chair rail, chandelier, transom window and side lights.

Living Room:

Hardwood floor, dentil crown molding, chair rail, chandelier, window treatments, fireplace with brick hearth, built-in cabinets on both sides of fireplace.



Dining Room:

Hardwood floor, dentil crown molding, chandelier, fireplace, built-in cabinet under window, window treatment.



Sun Room:

Hardwood floor, chandelier, and chair rail.



Kitchen:

Hardwood floor, exposed beams, fireplace with brick hearth, skylight, built-in pantry cabinet, stainless steel side-by-side refrigerator, stainless steel GE Monogram 6-burner gas stove, 2 ovens, stainless steel GE Monogram exhaust hood, island with porcelain country sink,

Bosch stainless steel dishwasher, granite counter tops, wood cabinets, chandelier over breakfast bar. Dutch door to side porch with slate tile floor and bead board ceiling.

Butler's Pantry:

Hardwood floor, wood cabinets, tile counter tops, wine cooler, Frigidaire stainless steel refrigerator, porcelain sink, 2 chandeliers, pass-through to den.



Side Hall:

Hardwood floor, chair rail, chandelier, door to drive.

Den:

Wall-to-wall carpet, dentil crown molding, chair rail, wainscoting, built-in bookcases and cabinet, wood-burning stove, can lighting.



Interior Side and Back Hall:

Hardwood floor, chair rail, dentil crown molding, 3 closets, laundry chute, chandelier.

Hall Bath: Tile floor, tub, shower, pedestal sink, chandelier, sky light, linen closet, bead board to chair rail.



Bedroom 1: Wall-to-wall carpet, chair rail, dentil crown molding, 2 closets, window seat, chandelier.



Bedroom 2: Wall-to-wall carpet, chair rail, dentil crown molding, 2 closets, window seat, chandelier, window treatments, door to attic.



Master Suite:

Bedroom: Wall-to-wall carpet, chair rail, dentil crown molding, chandelier, brick fireplace with brick hearth, built-in cabinets, door to patio.

Dressing Room/Office: Wall-to-wall carpet, walk-in closet.

Bath: Hardwood floor, walk-in closet, 2 vanities, tub, shower, linen closet, dentil crown molding, chair rail, 2 chandeliers.



Partial Basement:

Rec/family room currently used as guest bedroom with ceiling fixtures, closet, wall-to-wall carpet, mirrored wall with door to crawl space, 2 sets of French doors leading to limestone patio.

Laundry room with tile floor (with drain), washer/dryer hook-up, double laundry sink, built-in shelving, shower, door to patio. Plumbed for an additional full bath.



The landscaped limestone terrace is encircled by a stone wall/planter.

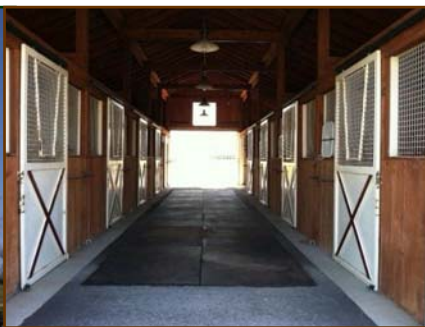
2 car detached **garage** with storage room.





Main Barn

- 6 Stalls with mats
- 15' center aisle
- Loft over center aisle
- Tack room, wash stall, feed room
- One bedroom apartment



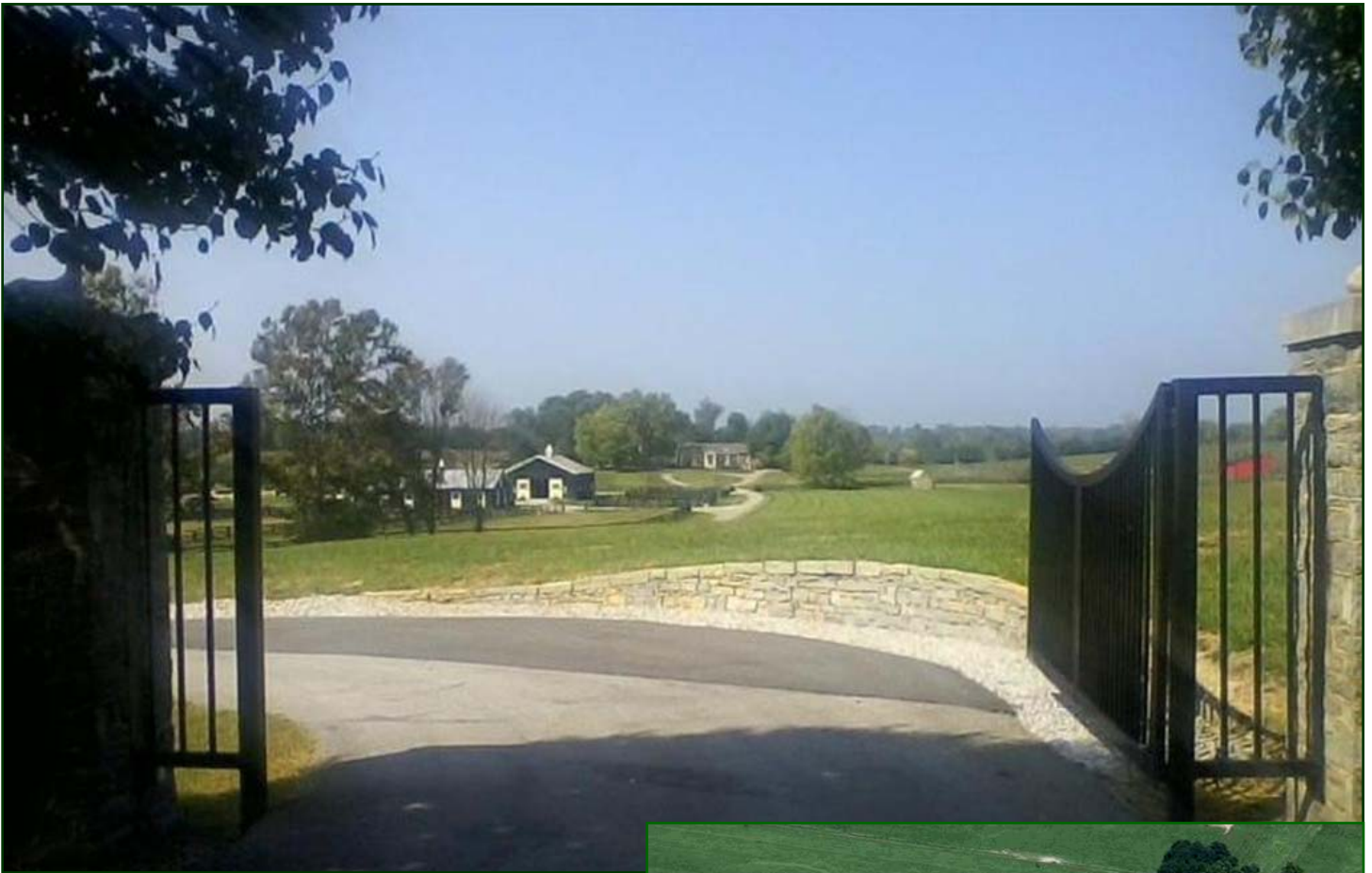
Barn #2

- 8 Stalls with mats
- 12' asphalt center aisle
- Interior and exterior doors
- Wash stall, laundry/tack room
- Half bath

Additional Farm Improvements:

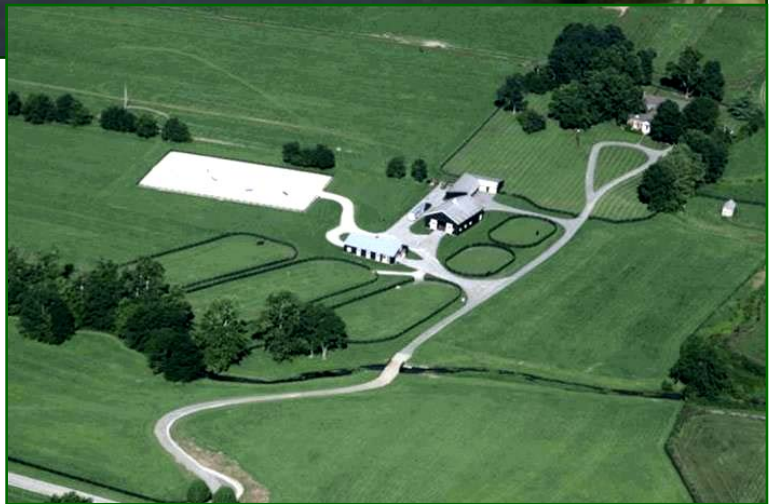
- 120' x 200' outdoor arena with all-weather surface
- Grand Prix size jumping field with Bluegrass surface
- 6-bay equipment/hay building with 2 (12' x 18') stalls
- 3 and 4 board plank fencing
- 8 paddocks
- 2 automatic waterers, creek, spring, spring house
- Gated entrance





- Hot water heat
- City water—Harrison County Water
- Electric—Bluegrass Energy
- Propane—Southern States, Cynthiana

NOTE: Some equipment and furniture may be available for purchase. Entry hall chandelier and kitchen chandelier are reserved.



Information contained herein is believed to be accurate but is not warranted

Offered Exclusively By

PRICE: \$1,645,000.



**Bill Bell, Agent
(859) 621-0607**

www.kyhorsefarms.com

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



Imagery Date: 9/22/2014 38°14'35.64" N



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
ErB	Elk silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	0.0	0.0%
Ln	Lindside silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	6.0	12.3%
LwB	Lowell variant-Nicholson complex, 2 to 6 percent slopes	All areas are prime farmland	13.8	28.0%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	11.5	23.4%
Ne	Newark silt loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	1.6	3.4%
No	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	13.7	27.8%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	2.5	5.1%
Totals for Area of Interest			49.2	100.0%

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 571 Russell Cave Rd., Paris, KY 40361

DATE: 3/18/2017

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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(a) Electrical wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Plumbing/Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Pool/Hot tubs/Sauna.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any defects or problems relating to the foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof ever been repaired?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Do you know of any problems with the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries of your property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are the boundaries of your property marked in any way?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Any improvements shared in common with adjoining or adjacent properties?....	<input 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"/>
8. WATER			
(a) Are all the improvements connected to a public water system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) IF NOT, please state your water sources and explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Has your water system ever gone dry? If yes, explain.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any problems with your water lines and/or waterers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Is your water supply shared with anyone else?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Were any auxiliary houses built before 1978?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Soil analysis completed for riding arena construction.

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.

<i>Scott Keller</i>	dotloop verified 03/18/17 5:06PM EDT LOUL-SGAC-PUGP-PQCG	<i>Danielle Keller</i>	dotloop verified 03/20/17 12:23PM EDT WQTV-TJIF-9HGH-46UJ
SELLER	DATE	TIME	DATE

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

_____	_____
BUYER	DATE

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.

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

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

TODAY'S DATE: 02/27/2018 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 571 Russell Cave Rd, Paris, KY 40361

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)



(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.

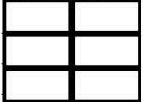


(b) Records and Reports available to the seller (check one below):

☐ 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

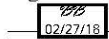
(d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*

(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 Scott Keller dotloop verified
02/28/18 10:49AM EST
DTNQ-U4DI-AB0C-8B7P

Buyer _____

Seller Danielle Keller dotloop verified
03/01/18 5:33PM EST
EAGD-ATYU-KMNR-WQEB

Buyer _____

Agent Bill Bell dotloop verified
02/27/18 3:38PM EST
N0NB-7KFF-APPL-EVHG

Agent _____