

BLUESTONE FARM

280 +/- Acres

2481 Hume Bedford & Elizabeth Station Roads
Fayette & Bourbon Counties, Kentucky



Well-located 280 acre horse farm at the corner of Hume Bedford and Elizabeth Station Roads. Exceptionally well designed and built 48 stall U-shaped concrete block barn with courtyard, wash bays, offices, and feed rooms.

Additional improvements include a 19 stall converted tobacco barn, a 50' x 100' equipment building with a 3 bedroom apartment, a modular home, and a manager's house with private entrance.

Located in both Fayette and Bourbon Counties with tremendous road frontage on two roads.

Offered Exclusively By



www.kyhorsefarms.com

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



World-Class 48 Stall Concrete Block Barn

Each wing contains 17—14' x 14' stalls, a wash bay, a 18' x 36' feed room—all with double rear doors and rubber pavers in the 16' aisle. The center section contains 14—14' x 14' stalls, a wash bay, 2—15' x 20' offices (both with a half bath), and a 16' x 52' center aisle leading to a stone-walled courtyard with 4 showing rings.





19 stall converted tobacco barn

Stalls measure 13' x 14' (including a wash stall); a 15' aisle; paneled office; and metal roof.



50' x 100' metal shop/equipment building with a 3 bedroom, 1 bath apartment containing 960 square feet.



- **2 bedroom, 1.5 bath cottage** with open great room.
- **Modular home**



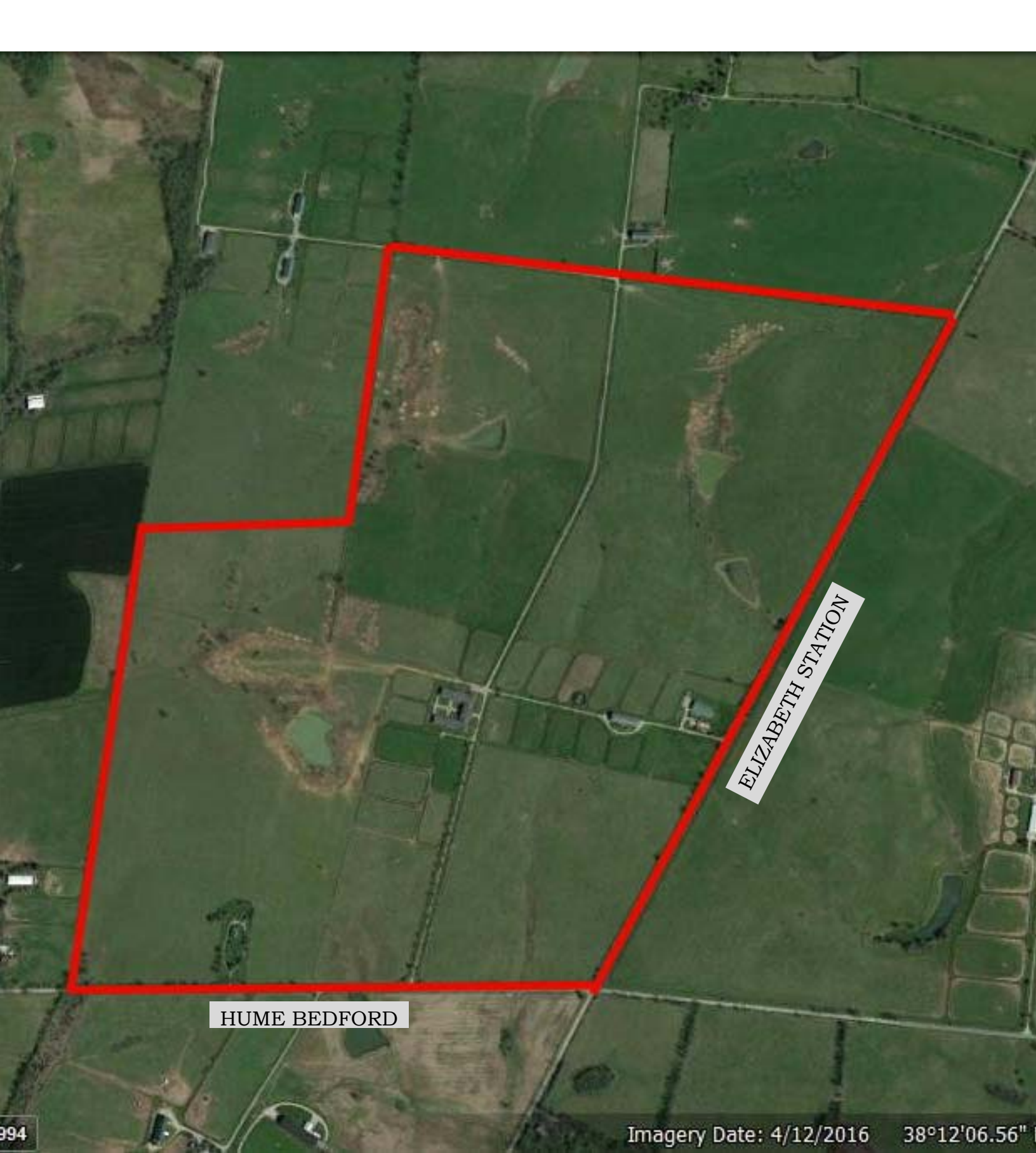
Offered Exclusively By

PRICE: \$2,750,000.



**Bill Justice
859-294-3200**

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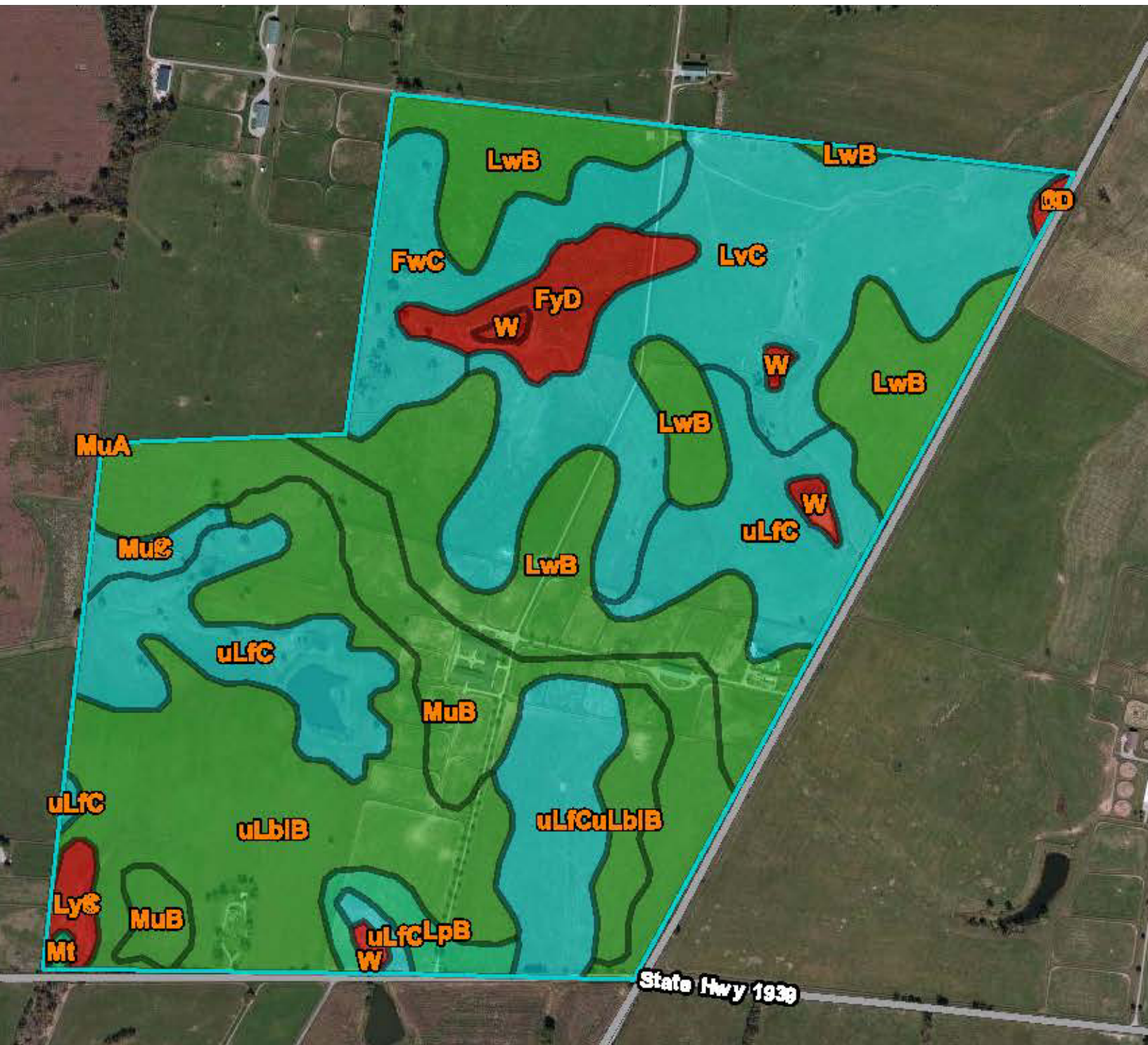


ELIZABETH STATION

HUME BEDFORD

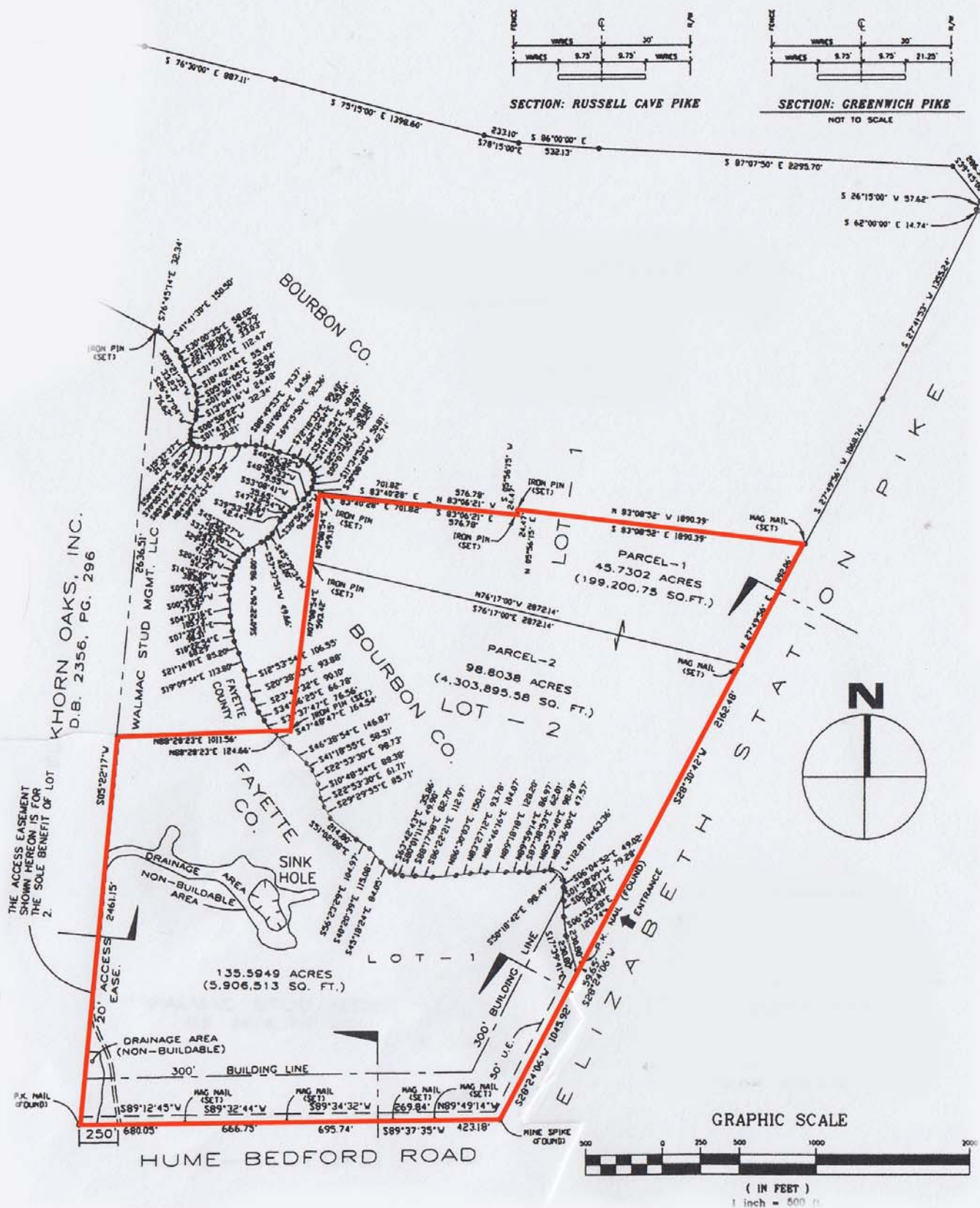
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Imagery Date: 4/12/2016 38°12'06.56"



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
CnD	Cynthiana-Faywood complex, very rocky, 6 to 20 percent slopes	Not prime farmland	0.5	0.2%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	17.1	6.2%
FyD	Faywood silty clay loam, 12 to 20 percent slopes	Not prime farmland	8.7	3.1%
LvC	Lowell variant silt loam, 6 to 12 percent slopes	Farmland of statewide importance	50.5	18.2%
LwB	Lowell variant-Nicholson complex, 2 to 6 percent slopes	All areas are prime farmland	52.4	18.9%
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	16.2	5.8%
W	Water	Not prime farmland	1.9	0.7%
Subtotals for Soil Survey Area			147.3	53.1%
Totals for Area of Interest			277.7	100.0%

Farmland Classification— Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
LpB	Loudon silt loam, phosphatic, 2 to 6 percent slopes (lawrence)	Prime farmland if drained	4.5	1.6%
LyC3	Lowell silty clay loam, 6 to 12 percent slopes, severely eroded	Not prime farmland	2.3	0.8%
Mt	Melvin silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	0.3	0.1%
MuA	Mercer silt loam, 0 to 2 percent slopes (nicholson)	All areas are prime farmland	0.0	0.0%
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	31.8	11.5%
MuC2	Mercer silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	2.6	0.9%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	56.2	20.2%
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	32.0	11.5%
W	Water	Not prime farmland	0.6	0.2%
Subtotals for Soil Survey Area			130.4	46.9%
Totals for Area of Interest			277.7	100.0%



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: 6-19-17 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 2481 HUME BEDFORD RD. LEXINGTON, Ky 40511

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)

(+) [Signature] (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.

(+) [Signature] (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)

[Signature] (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] Date _____ Buyer _____ Date _____
Seller _____ Date _____ Buyer _____ Date _____
Agent [Signature] Date 6/19/17 Agent _____ Date _____