

LOMAN HALL

145 +/- ACRES

4000 BRYAN STATION ROAD

LEXINGTON, KENTUCKY



Offered Exclusively By



www.kyhorsefarms.com

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



Loman Hall, on Bryan Station Road and overlooking Gainesway Farm, was part of the land of “Long Hunter” John Howard, who was a volunteer in the American Revolution. His son, Benjamin Howard, who was a Congressman from Kentucky and a brigadier general in the war of 1812, managed this family’s farm and finances.

The centerpiece of **Loman Hall** is its stately 4,680 square foot home built, at least, in the early 1800’s and accessed via electric iron gates. Beautiful hardwood floors and tall ceilings highlight this four bedroom, three bath home exudes character.

Horse improvements include 27 stalls in two barns, a 38’ x 80’ equipment building, and a round pen. **Loman Hall** also features a 2,120 square foot three bedroom, two bath manager’s home built in 1990 and a four bedroom, two bath employee house.

Although city water is installed on the farm, the farm utilizes limestone spring water which flows from several limestone springs—much valued as the basis of strong-boned horses in the area. Additionally, the current owner had the foresight to divide the farm into seven separate parcels from 10 to 43 acres, a strategy that could be extremely valuable in the future.

MAIN RESIDENCE: Built in the late 1700's or early 1800's, this stately "Virginia"-style brick home was remodeled in 1975 and contains approximately 4,680 square feet of living area. Two wings and the garden room were added in 1975; new roof in 2012; replacement windows were installed in 2007. The home's HVAC is via two heat pumps.

First Floor:

Entrance Hall: White ash floor, original stairway with walnut railing.

Living Room: White ash floor, chair rail, Fireplace (mantel is 18th century but not original to house).

Dining Room: Hardwood floor, chair rail.

Bedroom: Hardwood floor, fireplace (mantel is original to house).

Full Bath.

Bedroom & full bath: Added in 1975.

Library: Added in 1975, fireplace (mantel is 18th century), 18th century walnut doors, and walnut for the bookcase was cut from the farm.

Kitchen: Two section with ceiling beams.

Garden Room: Added in 1975, brick floor, fountain (operates from the original cistern—12' x 12'—of stone and brick).



Second Floor: Two bedrooms—each with hardwood floors and fireplace.
Full Bath.
Landing and back hall with three closets.

AUXILIARY HOUSING

Manager's House: Built in 1990. Contains approximately 2,120 square feet, three bedrooms, two full baths, living room with fireplace and bookcases, dining room, kitchen with island and open to a den with fireplace and bookcases. NOTE: New roof in 2009.



Employee House: Four bedroom, two bath house with approximately 1,595 square feet. New replacement windows in 2009.

HORSE IMPROVEMENTS:

- **19 Stall Converted Tobacco Barn**—13 interior stalls measure 12' x 16' with 15' aisle plus a feed/tack room and hay loft over stalls. 6 exterior stalls (added in 2009) measure 9.5' x 12' plus feed/tack room and half bath.
- **8 Stall Shed Row Barn**—17' x 142' with a 15' shed row. Stalls measure 15.5' x 16'; feed/tack room.
- **38' x 80' Frame Equipment Building (2004)**—with concrete floor and five sets of double doors.
- **50' Round Pen.**
- **Three Run-in Sheds.**
- **12' x 24' Concrete Block Office.**





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

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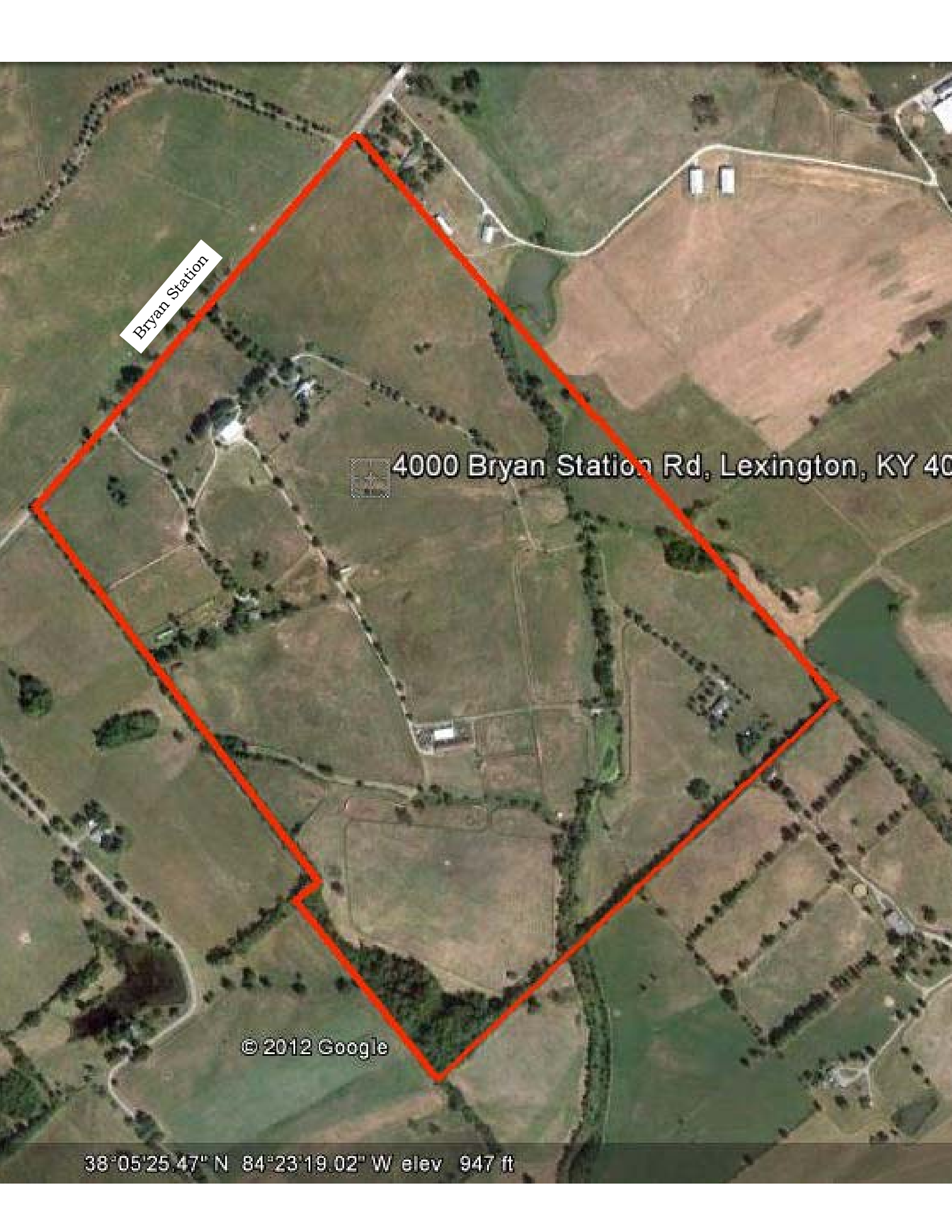
PRICE: \$1,950,000.



**Agent: Bill Justice
(859) 294-3200**

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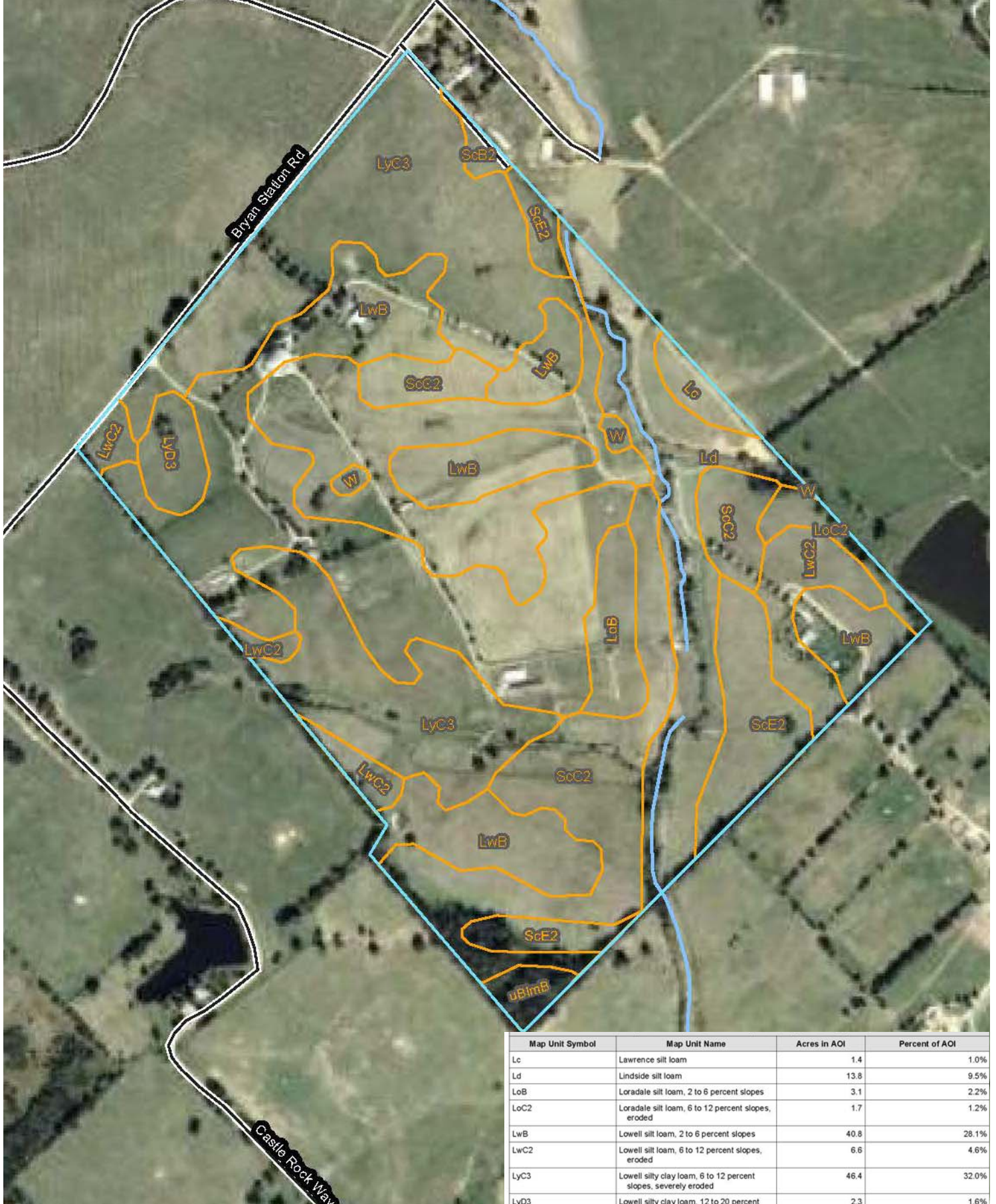
Bryan Station



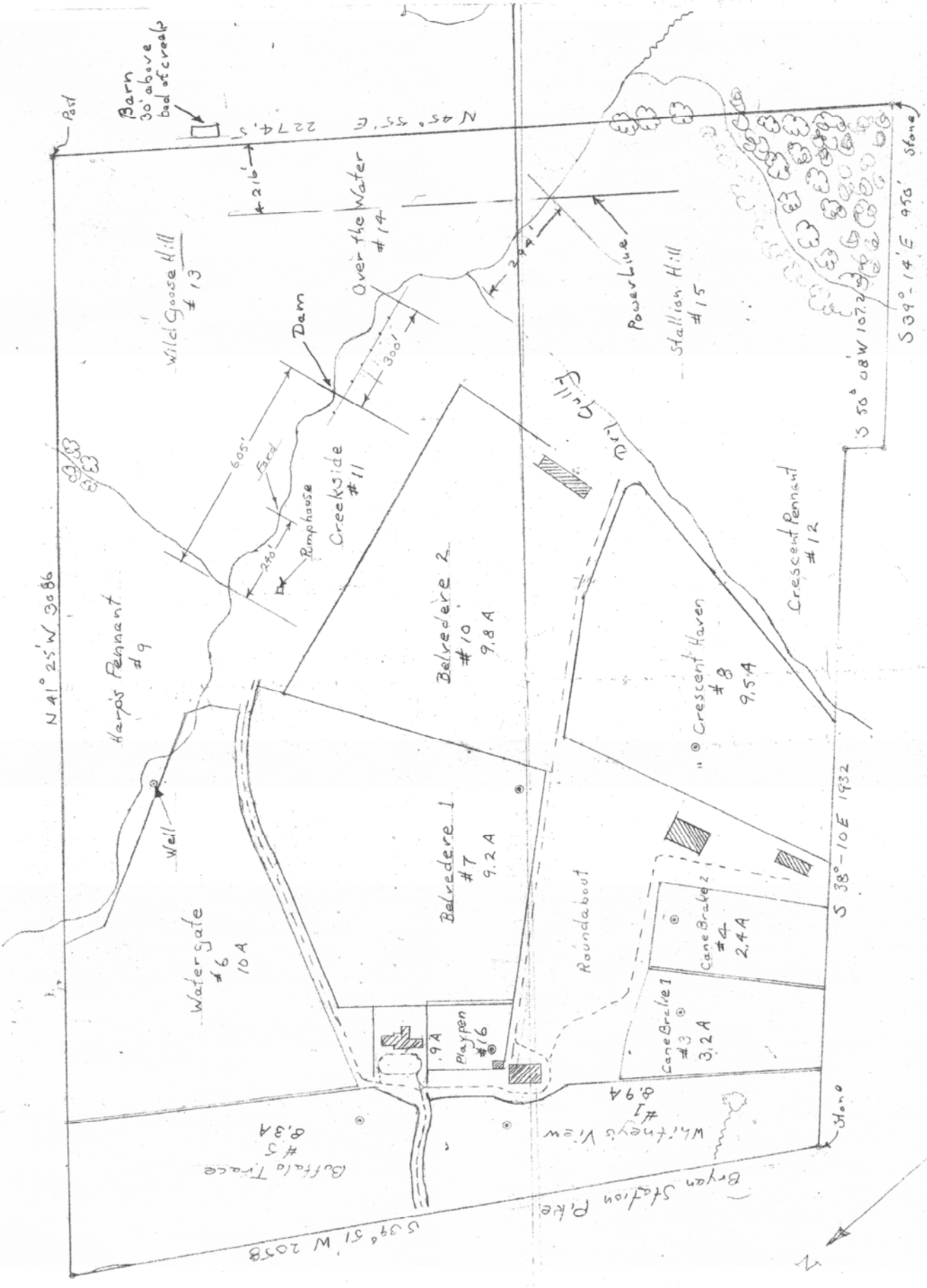
4000 Bryan Station Rd, Lexington, KY 40

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38°05'25.47" N 84°23'19.02" W elev 947 ft



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Lc	Lawrence silt loam	1.4	1.0%
Ld	Lindsay silt loam	13.8	9.5%
LoB	Loradale silt loam, 2 to 6 percent slopes	3.1	2.2%
LoC2	Loradale silt loam, 6 to 12 percent slopes, eroded	1.7	1.2%
LwB	Lowell silt loam, 2 to 6 percent slopes	40.8	28.1%
LwC2	Lowell silt loam, 6 to 12 percent slopes, eroded	6.6	4.6%
LyC3	Lowell silty clay loam, 6 to 12 percent slopes, severely eroded	46.4	32.0%
LyD3	Lowell silty clay loam, 12 to 20 percent slopes, severely eroded	2.3	1.6%
ScB2	Salvisa silty clay loam, 2 to 6 percent slopes, eroded	0.7	0.5%
ScC2	Salvisa silty clay loam, 6 to 12 percent slopes, eroded	18.0	12.4%
ScE2	Salvisa silty clay loam, 12 to 30 percent slopes, eroded	8.4	5.8%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	1.2	0.8%
W	Water	0.6	0.4%
Totals for Area of Interest		144.9	100.0%



Loman Hall Farm
 4000 Bryan Station Pike
 Lexington Ky 40511
 145.941 Acres Scale 1"=200'
 July 18, 85

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: 3-1-12 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 4000 BRYAN STATION LEXINGTON, Ky

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)

JAB (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.

JAB (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)

BJ (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 JAB Date 3-1-12 Buyer _____ Date _____
Seller _____ Date _____ Buyer _____ Date _____
Agent J Date 3-1-12 Agent _____ Date _____

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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PROPERTY ADDRESS: 4000 Bayou Station Lexington, Ky DATE: _____
 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	—	<u>X</u>	—
(b) Air Conditioning	—	<u>X</u>	—
(c) Plumbing/Septic	—	<u>X</u>	—
(d) Heating	—	<u>X</u>	—
(e) Pool/Hot tubs/Sauna	—	<u>X</u>	—
(f) Appliances	—	<u>X</u>	—
(g) Doors and windows	—	<u>X</u>	—
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?	—	<u>X</u>	—
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?	—	<u>X</u>	—
(c) Are you aware of any defects or problems relating to the foundation?	—	<u>X</u>	—
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?	<u>X</u>	—	—
(b) Has the roof ever been repaired?	<u>X</u>	—	—
(c) Do you know of any problems with the roof?	—	<u>X</u>	—
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	<u>X</u>	—	—
(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?	—	<u>X</u>	—
(b) Has the property ever had a drainage, flooding or grading problem?	—	<u>X</u>	—
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	<u>X</u>	—	—
(b) Do you know the boundaries of your property?	<u>X</u>	—	—
(c) Are the boundaries of your property marked in any way?	<u>X</u>	—	—
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	—	<u>X</u>	—
(e) Is there any common fencing? If yes, explain any agreement and common maintenance	<u>X</u>	—	—
(f) Any improvements shared in common with adjoining or adjacent properties?	—	<u>X</u>	—
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.	—	<u>X</u>	—
8. WATER			
(a) Are all the improvements connected to a public water system?	—	<u>X</u>	—
(b) IF NOT, please state your water sources and explain.	<i>Some fed by Spring</i>		
(c) Has your water system ever gone dry? If yes, explain	—	<u>X</u>	—
(d) Are you aware of any problems with your water lines and/or waterers?	—	<u>X</u>	—
(e) Is your water supply shared with anyone else?	—	<u>X</u>	—
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?	—	<u>X</u>	—
(b) Were any auxiliary houses built before 1978?	—	<u>X</u>	—
(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?	—	<u>X</u>	—

