

# PENNBROOK FARM

4635 Mt. Horeb Pike

Lexington, Kentucky

76.6 +/- Acres



Located less than 5 miles from the Kentucky Horse Park and Fasig-Tipton, Pennbrook Farm is a farm suitable for any discipline. Nestled on the banks of the Elkhorn Creek, Pennbrook has a history of producing great horses (7 Grade I winners plus 8 Grade 2 and 3 Stakes Winners—including Breeders Cup Winners Fort Larned and Success Expressed).

Featuring 43 stalls in 4 barns, two employee houses, 6 horse exerciser, equipment shed, and 2 run-in sheds. Across the road from Winchester Farm, adjoining Betz Farm, and in the immediate area of Castleton-Lyons, Pennbrook offers the best in location and soil quality that the Bluegrass has to offer.

*Offered Exclusively By*



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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

## IMPROVEMENTS

- 12 Stall converted tobacco barn. Stalls measure 12' x 14' with loft over stalls; a feed room with concrete floor; a heated warm room; 15' aisle; lights on a timer; rear windows; and a metal roof.



- 11 Stall horse barn. Stalls measure 12' x 12'; a feed room with concrete floor; 15' aisle; loft over stalls; metal roof; and rear windows.
- 10 Stall horse barn (roughly 11 years old). Stalls measure 12' x 12'; 15.75' aisle; loft over aisle; tongue and groove walls; and rear windows.
- 10 Stall horse barn. Stalls measure 11.5' x 11.5'; hay loft; 16' aisle; metal roof; and rear windows.
- 6 Horse exerciser (5 years old).
- 20' x 42' Run-in shed with manger.
- 32' x 70' Run-in shed with manger and full hay loft.
- 20' x 70' five bay shed with a teaser stall.
- Four bedroom, one bath manager's house.
- 625 Square foot two bedroom, one bath home.
- City water.
- Plank and v-mesh fencing.







**PRICE: \$1,379,000.**



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

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## **STAKE WINNERS RAISED ON PENNBROOK FARM**

### Grade I

- Fort Larned (Breeders Cup Classic)
- Cloudys Knight (Breeders Cup Marathon)
- Success Expressed (Breeders Cup Juvenile)
- Affluent
- Greenwood Lake
- Listening
- Mea Domino

### Grade II

- Beautiful Noise
- Mud Route

### Grade III

- Sporting Art
- Madame Pandit
- Fiscally Speaking
- Charlie Barley
- Summer Symphony
- Three Hour Nap
- Debonair Dan
- Blowing in the Wind

As well as 30 other Stake Winners





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# SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 4635 MT. MOREB PK 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
<b>1. MAIN RESIDENCE – HOUSE SYSTEMS</b>			
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 .....	—	—	—
<b>2. MAIN RESIDENCE – FOUNDATION</b>			
(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? .....	—	—	—
<b>3. MAIN RESIDENCE – ROOF</b>			
(a) Has the roof ever leaked? .....	—	—	—
(b) Has the roof ever been repaired? .....	—	—	—
(c) Do you know of any problems with the roof? .....	—	—	—
<b>4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT</b>			
(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".)			
<b>5. DRAINAGE</b>			
(a) Is this property located in a flood plain zone? .....	✓	—	—
(b) Has the property ever had a drainage, flooding or grading problem? .....	✓	—	—
<b>6. BOUNDARIES</b>			
(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? ....	—	✓	—
<b>7. HOMEOWNER'S ASSOCIATION</b>			
(a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations. ....	—	✓	—
<b>8. WATER</b>			
(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? .....	—	✓	—
<b>9. AUXILIARY HOUSES</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses? <u>BATHROOM IN CREEK HOUSE</u> .....	✓	—	—
(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".)			
<b>10. BARN/OUTBUILDINGS</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings? .....	—	✓	—

	Yes	No	Unknown
<b>11. UTILITIES</b>			
(a) Are you aware of the location of the following underground utilities?			
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>12. MISCELLANEOUS</b>			
(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? <u>Termix Mgr's House.</u>	<input type="checkbox"/>	<input 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? <u>FOR LIME PIT ONLY</u> .....	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			
<u>9) Next To 1st Barn 3 marks with markers</u>			
<u>5) Elkhorn Creek floods in heavy questions.</u>			

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.

<u>[Signature]</u>	<u>3/25/13</u>	<u>1:22pm</u>			
SELLER	DATE	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: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

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 my 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: \_\_\_\_\_ CONTRACT DATE: \_\_\_\_\_ CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 4635 Mt. Horeb Pike, 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)**

F.P. (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): \_\_\_\_\_

F.P. ☒ 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)**

[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 3/25/13 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Agent [Signature] Date 3/22/13 Agent \_\_\_\_\_ Date \_\_\_\_\_