86 PAULS MILL ROAD Versailles, Woodford County, Kentucky

30 +/- Acres



Nestled in a serene corner of Southern Woodford County and along one of the most scenic and less-traveled roads in Central Kentucky, you'll discover one of the most attractive and private 30 acres in our area. Accessed via an electric security gate, this recently developed land is ripe for you to build your dream home. Across the road from historic Pauls Mill Farm, this setting is idyllic.

Owner has erected a log guest home (logs hewn in 1793 and moved from Bardstown to its current site); converted a tobacco barn into 13 stalls; created a beautiful wandering driveway; added plank fencing and new waterlines and waterers. (All equine improvements are less than two years old.)

Excellent land and very scenic and private.

Offered Exclusively By

PRICE: \$749,000.



Agent: Bill Justice 859-294-3200

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

<u>Guest House</u>

20' x 20' log home with stone fireplace; great room; full bath; and lovely front porch.

Erected by Longwood Antique Woods from logs that were hewn in 1793 and moved here from Bardstown, Kentucky. Vaulted ceilings, random-width hardwood floors, and wonderful cabinetry add to the charm of this lovely guest house.



Horse Improvements

- 13 Stall converted tobacco barn. Stalls measure 12' x 12' with a 14.5' aisle and rear windows. Heated tack room with sink and a hay loft over aisle affords great ventilation.
- 44' x 48' frame run-in shed with manger and overhang.
- Fully fenced for horses.
- New waterlines and waterers.











| uBImB | Bluegrass-Maury silt loams, 2 to 6 percent slopes | All areas are prime farmland | 19.7 | 65.0% |
|-------|---|--|------|-------|
| MnD | McAfee silt loam, 12 to 20 percent slopes | Not prime farmland | 0.2 | 0.7% |
| MnC | McAfee silt loam, 6 to 12 percent slopes | Farmland of statewide importance | 4.7 | 15.6% |
| Hu | Huntington silt loam | Prime farmland if protected from flooding or not frequently flooded during the growing season | 0.1 | 0.2% |
| FcE | Fairmount-Rock outcrop complex, 12 to 30 percent slopes | Not prime farmland | 5.5 | 18.2% |
| | | during the growing season | | |

Percent of AOI

0.2%

0.1



SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY For use only by members of the Lexington-Bluegrass Association of REALTORS"

| | OPERTY ADDRESS: BL PAULS MILL Rd. VERSAIles, Ky | DAT | E:4-7 | 1-14 |
|------|---|--------------------|----------------|---------------------------------------|
| | ase answer all questions. Mark yes or no to all questions. If answer is yes, please exp | ain in iter Yes | n #13. No | Unknown |
| 1. | MAIN RESIDENCE - HOUSE SYSTEMS | | 2.54 | |
| | Are you aware of any problems affecting: | | 1 | |
| | (a) Electrical wiring | | 4 | |
| | (b) Air Conditioning | — | | |
| | (c) Plumbing/Septic | | | |
| | (e) Pool/Hot tubs/Sauna | | + | and the second second |
| | (I) Appliances | 10.000 AL | 4 | |
| | (g) Doors and windows | | _ | 1 |
| 2. | MAIN RESIDENCE - FOUNDATION | | | Sector Anter |
| | (a) Are you aware of any problems concerning the basement? | - | | |
| | (b) Are you aware of any problems concerning sliding, settling, movement | A | | |
| | (c) Are you aware of any defects or problems relating to the foundation? | Ľ | | - |
| 3. | | · | anannana : | |
| | (a) Has the roof ever leaked? | | | |
| | (b) Has the roof ever been repaired? | 5.VII. | | |
| | (c) Do you know of any problems with the roof. | | 100A36.01007 | |
| 4. | MAIN RESIDENCE - ALE/LEAD-BASED PAINT | un maderius. | | |
| | (a) Was residence built before 1978? | | | |
| | (If yes, seller may not accept and buyer should not present an offer to nurchase | .11 | 4 | (Manatorial Association) |
| | contract that does not include a "Disclosure of Information and Acknowledgement | nt NI | | |
| | of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the | | | |
| 5. | EPA pamphlet "Protest Your Family From Lead in Your Home".) DRAINAGE | | | |
| ÷. | (a) Is this property located in a flood plain zone? | | , | |
| | (b) Has the property ever had a drainage, flooding or grading problem? | | | -month and |
| 6. | BOUNDARIES | | and the second | |
| | (a) Have you ever had a survey of your property? | ~ | | |
| | (D) Do you know the boundaries of your property? | ~ | | —. |
| | (C) Are the boundaries of your property marked in any way? | - | | V |
| | (d) Are you aware of any encroachments, recorded or unrecorded easements | | | and Franker |
| | relating to this property? | | ~ | |
| | (e) Is there any common fencing? If yes, explain any agreement and common | | | |
| | (f) Any improvements shared in common with adjoining or adjacent properties? | | 1 | e Prost de suit es |
| 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. | - | | |
| 8. | WATER (a) Are all the improvements connected to a public water system? EXCEPT. 2007-16 (b) IF NOT, please state your water sources and explain. |) | | |
| | (a) Are all the improvements connected to a public water system? EYLEPT. PUP | 6 | - | |
| | (b) IF NOT, please state your water sources and explain. | | - | |
| | (c) Has your water system ever gone dry? If yes, explain | | V. | Marking and |
| | (d) Are you aware of any problems with your water lines and/or waterers? | | V. | · · · · · · · · · · · · · · · · · · · |
| 9 | (e) Is your water supply shared with anyone else? | | V | |
| wr i | (a) Are you aware of any problems affecting any of the mechanical systems, structure | | | |
| | Or roof on any of the auxiliary houses? | | / | |
| | (b) Were any auxiliary houses built before 1978? 4005 | 2013 | | Anternation |
| | (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 Acknowledgemer | nt | | |
| | of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the | | | |
| 10 | EPA pamphlet "Protest Your Family From Lead in Your Home".) | | | |
| 10. | BARNS/OUTBUILDINGS | | | |
| | (a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings? | | 1 | |
| | and a set of any of the barris of ourbaildings from the transmission | | V | 220 |

| (a) Are you aware of the li | | | | Yes | No | Unknow |
|--|---|--|---|--|-------------------|--|
| the second se | ocation of the fo | llowing unde | raround utilities? | 1 | | |
| 1) Water lines | | nowing unde | nground dundes: | | | |
| Electric lines | | | | | V | weaters |
| Natural Gas/Propan | ne | | | _ | - | ange al series and |
| 4) Telephone lines | NIN NIL | X | | ~ | And the second | |
| 5) Septic/Field lines(b) If you answered yes to MSCELLANEOUS | | | | \checkmark | | |
| (D) If you answered yes to MISCELLANEOUS | any of the abov | ve, can you f | urnish a diagram of same? | | - | |
| | as the suprest 1 | | | | | |
| (a) To your knowledge, doe materials used in const | es the property i | nave any ure | aformaldenyde or asbestos | | 1 | |
| (b) Do you know of any vic | alations of local | state or fede | ral opvarament laws or | annual an | <u>v</u> | |
| regulations relating to | this property? | acate of rede | and government laws of | | V | |
| (c) Are you aware of any R | adon test being | performed o | n this property? | | 1 | spining my |
| (d) Are you aware of any e | existing or threat | tened legal a | ction affecting this property? | | 1 | , |
| (f) Are there any assessme | ents other than i | property ass | essments that apply to this | | / | |
| property? | | | | 2- 6 | V, | |
| (g) Are you aware of any of | damage due to w | vood infestat | ion? | | V | |
| (h) Have the house and/or | r other improven | ments ever b | een treated for wood | | | |
| infestation? If yes, wi | hen and by whor | m? | | | | V |
| (i) Are you aware of any u | inderground stor | age tanks? | | | V | |
| (j) Are you aware of any p and/or water on this pr | ast or present cl | nemical cont | amination to the soll | | ./ | |
| (k) Are you aware of any | dumps on the se | opartu | ent or past? | | | |
| (1) Are any sink holes bein | dumps on the pro | operty, prese | ent or past? | | V | - |
| (m) To your knowledge, ha | is the property b | ipr | multipa haddes | | V | and the second second |
| agricultural purposes? | is the property p | een useo ror | anything besides | | 1 | |
| (n) Are there any leases of | n the property (| e a tobacco | mineral timber etc.\2 | | 10 | 10.00 ₁₀ 11100 |
| (v) have you ever had a so | analysis done | ? | | | | |
| If yes, by whom and y | when. | | | | V | |
| (p) Are you aware or any (| other fact, condit | tions or circu | imstances which may affect | | / | |
| the desirability of this p | property? | 2000-000000000000000000000000000000000 | | | V | |
| | emeteries, buria | arounds or | burial sites located on | | | |
| (q) Are you aware of any co | a of this starts | givanas vi | buildi sites located off | / | | |
| or within the boundarie | s of this propert | v7 | | ~ | _ | |
| or within the boundarie If the answer was "yes" to | s of this propert | v7 | | | - | |
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