

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

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

## Guest House

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

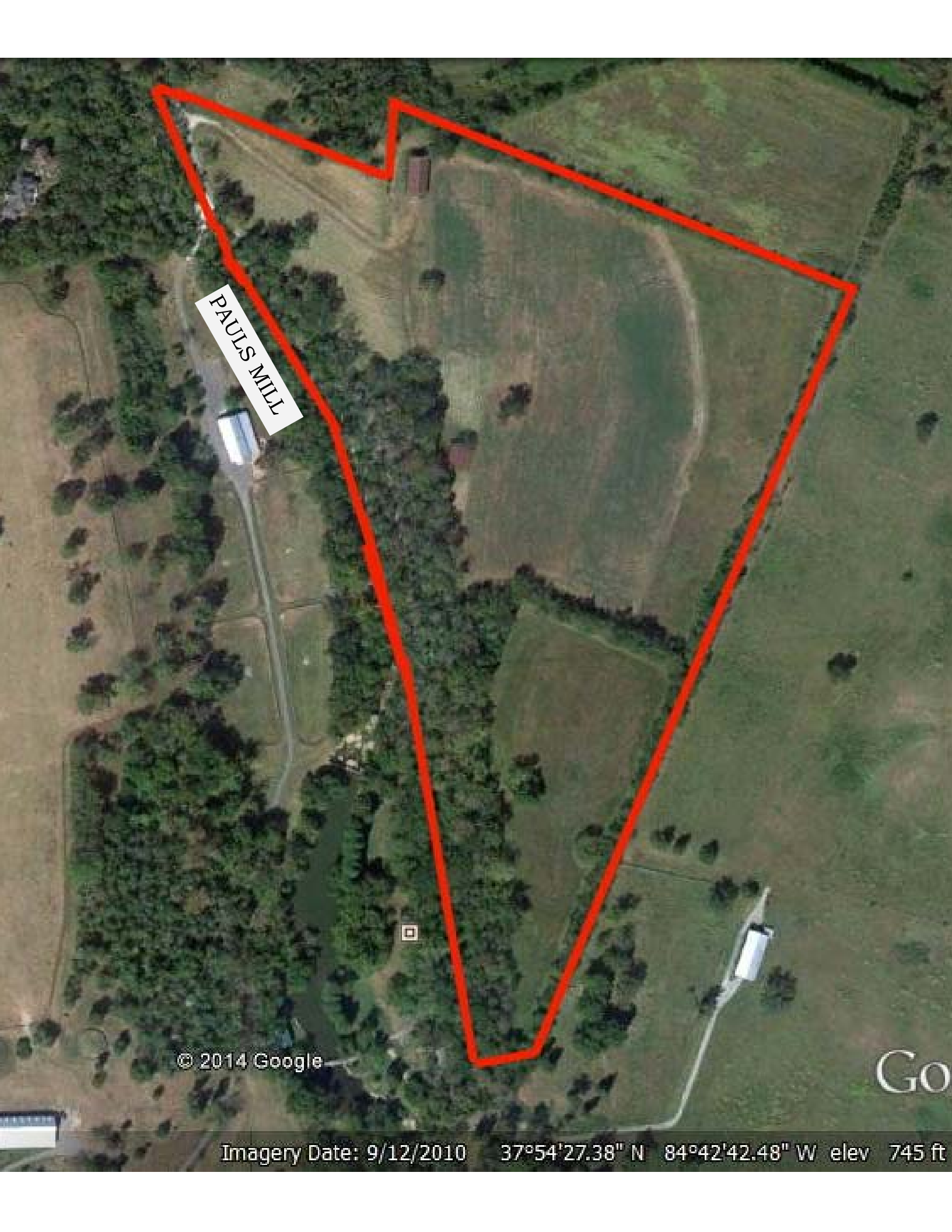
- 13 Stall converted tobacco barn. Stalls measure 12' x 12' with a 14.5' aisle and rear windows. Heated tack room with sink and a hay loft over aisle affords great ventilation.
- 44' x 48' frame run-in shed with manger and overhang.
- Fully fenced for horses.
- New waterlines and waterers.







Farmland Classification— Summary by Map Unit — Jessamine and Woodford Counties, Kentucky (KY624)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Bn	Boonesboro 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%
Hu	Huntington silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	0.1	0.2%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	4.7	15.6%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	0.2	0.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	19.7	65.0%
Totals for Area of Interest			30.3	100.0%



PAULS MILL

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Imagery Date: 9/12/2010 37°54'27.38" N 84°42'42.48" W elev 745 ft



# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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PROPERTY ADDRESS: 86 PAUXS HILL RD. VERSAILLES, KY DATE: 4-7-14  
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 .....		<input checked="" type="checkbox"/>	
(b) Air Conditioning .....		<input checked="" type="checkbox"/>	
(c) Plumbing/Septic .....		<input checked="" type="checkbox"/>	
(d) Heating .....	<input checked="" type="checkbox"/>		
(e) Pool/Hot tubs/Sauna .....		<input checked="" type="checkbox"/>	
(f) Appliances .....		<input checked="" type="checkbox"/>	
(g) Doors and windows .....		<input checked="" type="checkbox"/>	
<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? .....		<input checked="" type="checkbox"/>	
(b) Has the property ever had a drainage, flooding or grading problem? .....		<input checked="" type="checkbox"/>	
<b>6. BOUNDARIES</b>			
(a) Have you ever had a survey of your property? .....	<input checked="" type="checkbox"/>		
(b) Do you know the boundaries of your property? .....	<input checked="" type="checkbox"/>		
(c) Are the boundaries of your property marked in any way? .....			<input checked="" type="checkbox"/>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? .....		<input checked="" type="checkbox"/>	
(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? .....		<input checked="" type="checkbox"/>	
<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? <u>EXCEPT RUN-IN</u> .....	<input checked="" type="checkbox"/>		
(b) IF NOT, please state your water sources and explain. ....			
(c) Has your water system ever gone dry? If yes, explain .....		<input checked="" type="checkbox"/>	
(d) Are you aware of any problems with your water lines and/or waterers? .....		<input checked="" type="checkbox"/>	
(e) Is your water supply shared with anyone else? .....		<input checked="" type="checkbox"/>	
<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? .....			
(b) Were any auxiliary houses built before 1978? <u>LOOS 1793 - ERECTED 2013</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".)			
<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? .....		<input checked="" type="checkbox"/>	



