

4675-A RUSSELL CAVE ROAD

Lexington, Fayette County, Kentucky

70 +/- Acres



Exclusive offering in one of the most desirable areas of Central Kentucky—literally minutes from the Kentucky Horse Park and Fasig-Tipton. Build your dream home and farm among great neighbors!

PRICE: \$2,450,000.



Agent: Bill Justice
(859) 294-3200

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





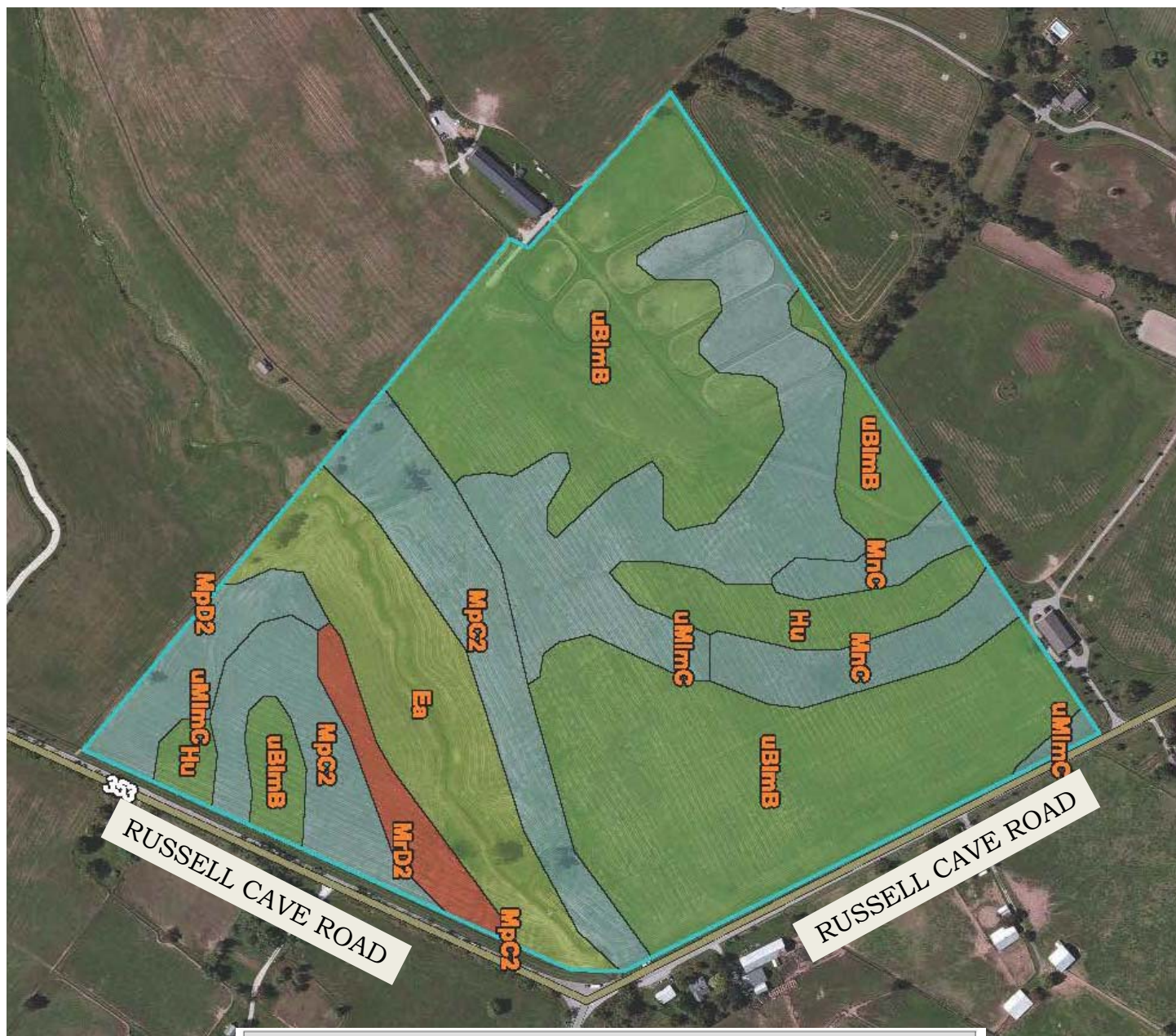
800 ft

Fayette

RUSSELL CAVE ROAD

RUSSELL CAVE ROAD

333



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
Ea	Egans silt loam (woolper)	Prime farmland if protected from flooding or not frequently flooded during the growing season	7.6	10.8%
Hu	Huntington silt loam	All areas are prime farmland	3.5	5.0%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	3.7	5.2%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	9.1	13.0%
MpD2	McAfee silty clay loam, 12 to 20 percent slopes, eroded	Not prime farmland	0.0	0.0%
MrD2	McAfee very rocky silty clay loam, 6 to 20 percent slopes, eroded (mcafee-Rock outcrop complex)	Not prime farmland	1.9	2.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	31.7	45.0%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	12.9	18.4%
Totals for Area of Interest			70.5	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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PROPERTY ADDRESS: 4675-A RUSSEK LAKE RD LEXINGTON, KY DATE: 5/30/14
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			
(b) Air Conditioning			
(c) Plumbing/Septic			
(d) Heating			
(e) Pool/Hot tubs/Sauna			
(f) Appliances			
(g) Doors and windows			
2. MAIN RESIDENCE - FOUNDATION			
(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?			
3. MAIN RESIDENCE - ROOF			
(a) Has the roof ever leaked?			
(b) Has the roof ever been repaired?			
(c) Do you know of any problems with the roof?			
4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT			
(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".)			
5. DRAINAGE			
(a) Is this property located in a flood plain zone?			✓
(b) Has the property ever had a drainage, flooding or grading problem?			✓
6. BOUNDARIES			
(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. <u>By LAW</u>	✓		
(f) Any improvements shared in common with adjoining or adjacent properties? <u>FENCE</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.			
8. WATER			
(a) Are all the improvements connected to a public water system?			
(b) IF NOT, please state your water sources and explain. <u>N/A</u>			
(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?			
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?			
(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".)			
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?			

