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!

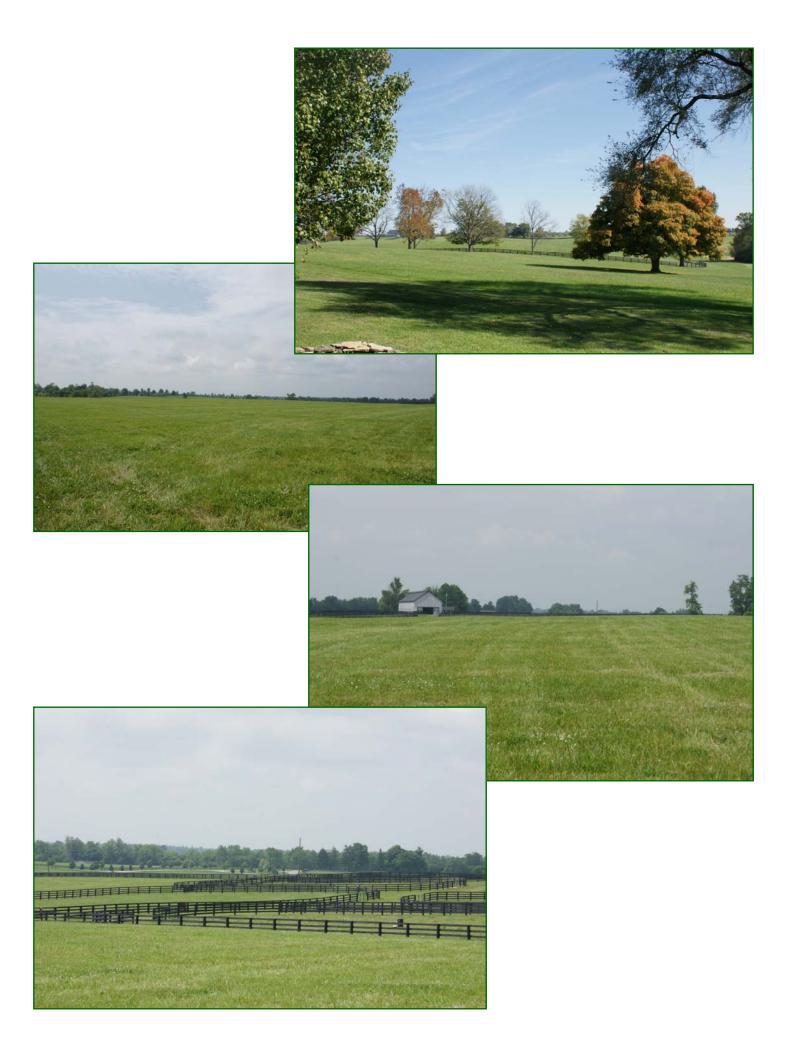
OFFERED EXCLUSIVELY BY

PRICE: \$2,450,000.

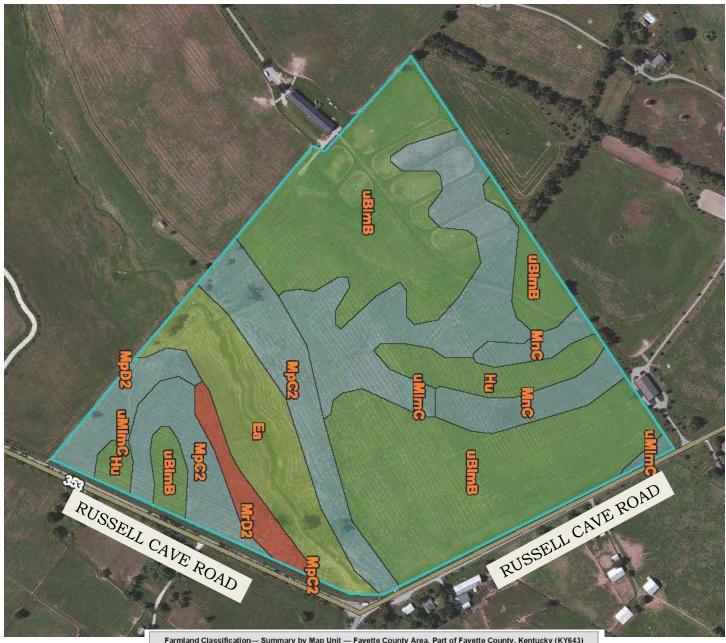


Agent: Bill Justice (859) 294-3200

www.justicerealestate.com







Farmland Classific	ation— Summary by Map	Unit — Fayette County Ar	rea, Part of Fayette County	, Kentucky (KY643)
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ea	Egam 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 Inte	rest		70.5	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

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 Yes No Unknown Are you aware of any problems affecting: (a) Electrical wining		OPERTY ADDRESS: 4675 - A RUSSEUC LAVE PLL LEY-MY PON, 1	Z DAT	E: <u>. 5</u> ,	30/14
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(f) Any improvements shared in common with adjoining or adjacent properties? 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?		maintenanceBy.LAW			
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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. (c) Has your water system ever gone dry? If yes, explain	7.				
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(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? 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 "Protest Your Family From Lead in Your Home".) 10. BARNS/OUTBUILDINGS (a) Are you aware of any problems affecting any of the mechanical systems,	4200				
(b) IF NOT, please state your water sources and explain. (c) Has your water system ever gone dry? If yes, explain	8.				
(c) Has your water system ever gone dry? If yes, explain			7/10		
(d) Are you aware of any problems with your water lines and/or waterers?			MA		
(e) Is your water supply shared with anyone else?		(c) has your water system ever gone dry? If yes, explain	<i>Τ</i> Λ.,		-
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?					
(a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses?	Q		-		
Or roof on any of the auxiliary houses?	٦.				
(b) Were any auxiliary houses built before 1978?			6	12	
(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 "Protest Your Family From Lead in Your Home".) 10. BARNS/OUTBUILDINGS (a) Are you aware of any problems affecting any of the mechanical systems,			-10	1.	
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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,			2007-67		
10. BARNS/OUTBUILDINGS (a) Are you aware of any problems affecting any of the mechanical systems,		EPA pamphlet "Protest Your Family From Lead in Your Home".)			
	10.	BARNS/OUTBUILDINGS	925		
Structure, or roof on any of the barns or outbuildings?			1 1 A		
		Structure, or roof on any of the barns or outbuildings?	TOLK		

11.	UTILITIES				Yes	No	Unknown
	(a) Are you aware of the lo	cation of the fo	llowing unde	rground utilities?			
	 Water lines 					V	
	Natural Gas/Propage				NA	V	
	4) Telephone lines				-10/2		-
	Septic/Field lines					ነ	
	(b) If you answered yes to	any of the above	e, can you f	urnish a diagram of same?	~~	_	
12.	MISCELLANEOUS	S74 27 1					
	(a) To your knowledge, doe	s the property I	have any ure	eaformaldehyde or asbestos		~	
	(b) Do you know of any viol	lations of local	state or fede	aral government laws or			
	regulations relating to t	his property?	state of feat			V	
	(c) Are you aware of any Ra	don test being	performed o	n this property?		V	-
	(d) Are you aware of any ex	xisting or threa	tened legal a	iction affecting this property?		V	-
	(f) Are there any assessme	nts other than p	property ass	essments that apply to this		./	
	property?					V	
	(g) Are you aware of any da(h) Have the house and/or	amage due to w	ood intestat	ion?			
	infestation? If yes wh	en and by whore	nents ever b n?	een treated for wood		√	
	(i) Are you aware of any un	ideraround stor	age tanks?			1	·
	(j) Are you aware of any pa	st or present cl	hemical cont	amination to the soil		<u></u>	
	and/or water on this pro	perty?			2	V	
	(k) Are you aware of any di	umps on the pro	operty, pres	ent or past?	-	1	-
	(I) Are any sink holes being	used as a dum	p?			V	
	(m) To your knowledge, has	the property b	een usea roi	anytning besides		./	
	(n) Are there any leases on	the property (e.a. tobacco	mineral timber etc.)?		·/	
	(o) Have you ever had a soi	l analysis done	?			0	7
	If yes, by whom and w	hen				5	
	(p) Are you aware of any o	ther fact, condi	tions or circu	ımstances which may affect		./	
	the desirability of this p	roperty?			-	<u>V</u>	<u>*</u>
	 (q) Are you aware of any ce or within the houndaries 	meteries, buria	ı grounas or	burial sites located on		./	ż
13.	If the answer was "yes" to a	ny of the above	auestions.	please explain.		1	-
				• procession of the enterty	(e _p)		
					4,	_	
					•		
THE	ABOVE INFORMATION IS TO	RUE AND CORR	ECT TO THE	BEST OF MY KNOWLEDGE. T	HIS INFORI	MÄTION	is
PRO	VIDED BY THE SELLER FOR	THE BENEFIT O	F THE PROS	PECTIVE BUYER(S). THIS IN	ORMATION	I IS BE	JEVED TO
BE /	CCURATE BUT NOT WARRAI	NTED BY ANY R	EALTOR.	, ,			
18	[1], pp1]	5/20/20	11/				
SI	LLER	DATE	TIME	SELLER	DATE		
J		PDATE	TIME	SELLER	DATE		TIME
FT	HIS FORM IS BLANK, THE BE	ROKER/AGENT'S	S SIGNATUR	E BELOW CONSTITUTES NOTI	ICE TO THE	BUYER	THAT THE
SEL	ER HAS DECLINED TO PROV	/IDE THE INFO	RMATION NE	CESSARY TO COMPLETE THIS	FORM.		
RC	KER/AGENT:			DATE:	TIME.		
3110	KENYAGENT.			DATE:	TIME:		4
(W	E) ACKNOWLEDGE THAT I (WE) HAVE REC	EIVED A COF	Y OF THE "SELLER'S REAL PR	OPERTY HI	STORY'	
BI	IYER	DATE	TIME	BUYER	ראדר		TIME
		DAIL	TIPIC	DOTER	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.