

185-A JOHNSON MILL ROAD

A Portion of Kentuckiana Farm

165 +/- Acres

Georgetown, Scott County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



This lovely 165 +/- acre farm features a tremendous amount of frontage on the very desirable Elkhorn Creek and offers one many exceptional building sites.

Horse improvements include:

16 Stall Barn with 14' x 16' stalls; rear windows; loft over 14.75' aisle; heated office with half bath and washer/dryer hook-up; tack room plus storage room.

22 Stall Barn with 12' x 12' stalls; rear windows; loft over 14' aisle; metal roof. Adjacent 40' x 72' hay barn.

Adjacent **40' x 72' hay barn**.



Additionally, at the entrance of the farm is a very recently-renovated two bedroom, one bath guest home with large living room and eat-in kitchen.

NOTE: Since this is a portion of a 486 +/- acre horse farm, additional improved acreage is available.

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PRICE: \$2,227,500.



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

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Johnson Mill Road

SUBJECT
PROPERTY

85 +/- Acres
\$1,250,000.

Crumbaugh Road

236 +/- Acres
\$2,500,000.

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Gray Buildings © Georgetown-Scott County GIS

Imagery Date: 9/12/2010 38°11'51.64" N 84°29'40.33" W elev





Farmland Classification— Summary by Map Unit — Scott County, Kentucky (KY209)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsA	Ashton silt loam, 0 to 4 percent slopes	All areas are prime farmland	0.1	0.0%
CyF	Cynthiana-Rock outcrop complex, 20 to 50 percent slopes	Not prime farmland	12.0	2.5%
Hu	Huntington silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	81.0	17.2%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	56.3	11.9%
McD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	4.7	1.0%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	269.5	57.2%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	36.7	7.8%
W	Water	Not prime farmland	10.9	2.3%
Totals for Area of Interest			471.2	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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PROPERTY ADDRESS: 185 JOHNSON MILL & 1 1/2 CUMBAUGH DATE: 7-10-14

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.			
(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?			
(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 "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?			

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	___	___	___
2) Electric lines	___	___	___
3) Natural Gas/Propane	___	___	___
4) Telephone lines	___	___	___
5) Septic/Field lines	___	___	___
(b) If you answered yes to any of the above, can you furnish a diagram of same?	___	___	___
12. MISCELLANEOUS			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction?	___	___	___
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?	___	___	___
(c) Are you aware of any Radon test being performed on this property?	___	___	___
(d) Are you aware of any existing or threatened legal action affecting this property?	___	___	___
(f) Are there any assessments other than property assessments that apply to this property?	___	___	___
(g) Are you aware of any damage due to wood infestation?	___	___	___
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom?	___	___	___
(i) Are you aware of any underground storage tanks?	___	___	___
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property?	___	___	___
(k) Are you aware of any dumps on the property, present or past?	___	___	___
(l) Are any sink holes being used as a dump?	___	___	___
(m) To your knowledge, has the property been used for anything besides agricultural purposes?	___	___	___
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	___	___	___
(o) Have you ever had a soil analysis done?	___	___	___
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?	___	___	___
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?	___	___	___
13. If the answer was "yes" to any of the above questions, please explain.			

THIS IS A LENDER OWNED PROPERTY WHO HAS NO DIRECT
KNOWLEDGE OF PROPERTY HISTORY

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.

ELI Properties LLC 7-10-14 12:00
 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 may result from your use of this form.

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT
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DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: _____ CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 185 JOHNSON MILL RD. SCOT COUNTY, 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)

(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): _____

☒ 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)

(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 EKT by JAG Date 7-10-14 Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Agent J Date 7/10/14 Agent _____ Date _____