

THE FORMER “ACRES OF LAND WINERY”

270 +/- Acres

2285 Barnes Mill Road

Richmond, Madison County, Kentucky



Offered exclusively by



www.kyhorsefarms.com

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



An exceptional and unique opportunity to purchase a truly multi-purpose operation. Developed as a winery roughly 10 years ago, improvements include a 5,000 square foot restaurant; a 6,000 square foot adjacent winery building; and a 5,000 square foot multi-purpose building used for receptions and large events.

Additionally, you'll discover three older tobacco barns and a farm machinery shed. This farm is being exceptionally well-maintained and is currently being utilized for cattle grazing.

Located less than 30 minutes from Lexington and just 6 miles from the city of Richmond and Interstate 75, this property is well-suited for a variety of uses.





The restaurant is a 50' x 100' steel frame building with concrete foundation, metal and rock siding, and metal roof. It consists of hardwood flooring, two large walk-in coolers (7.75' x 15.75'), his and her restrooms with tile floors and walls, plus a wrap-around porch. There is natural gas heat and central air-conditioning plus a generator.



The winery is a 60' x 100' steel frame building with metal siding and roof. It consists of concrete floors, overhead doors, and is partitioned. There is a 14' x 24' loading dock, and the building has natural gas heat and central air-conditioning.



Known as the "Community Building", this 60' x 100' steel frame building with Big Ass fans has a concrete floor, an insulated metal roof, and metal and canvas siding. It has been used for large events and receptions. Adjacent to this building is a 25' x 40' frame restroom building.

Additional improvements include three tobacco barns and a 20' x 60' frame machinery shed.

NOTE: Air compressor and ice maker are reserved.

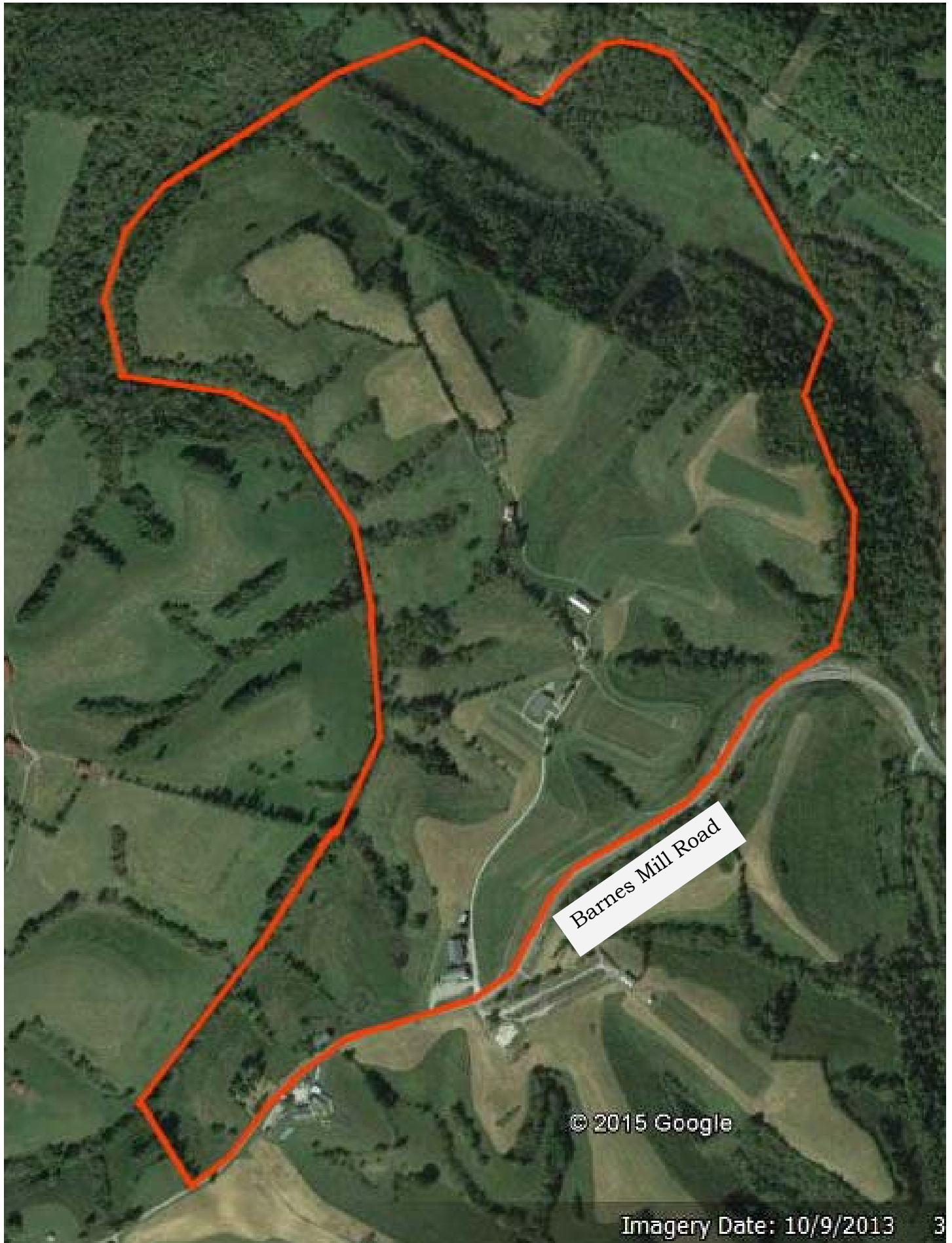


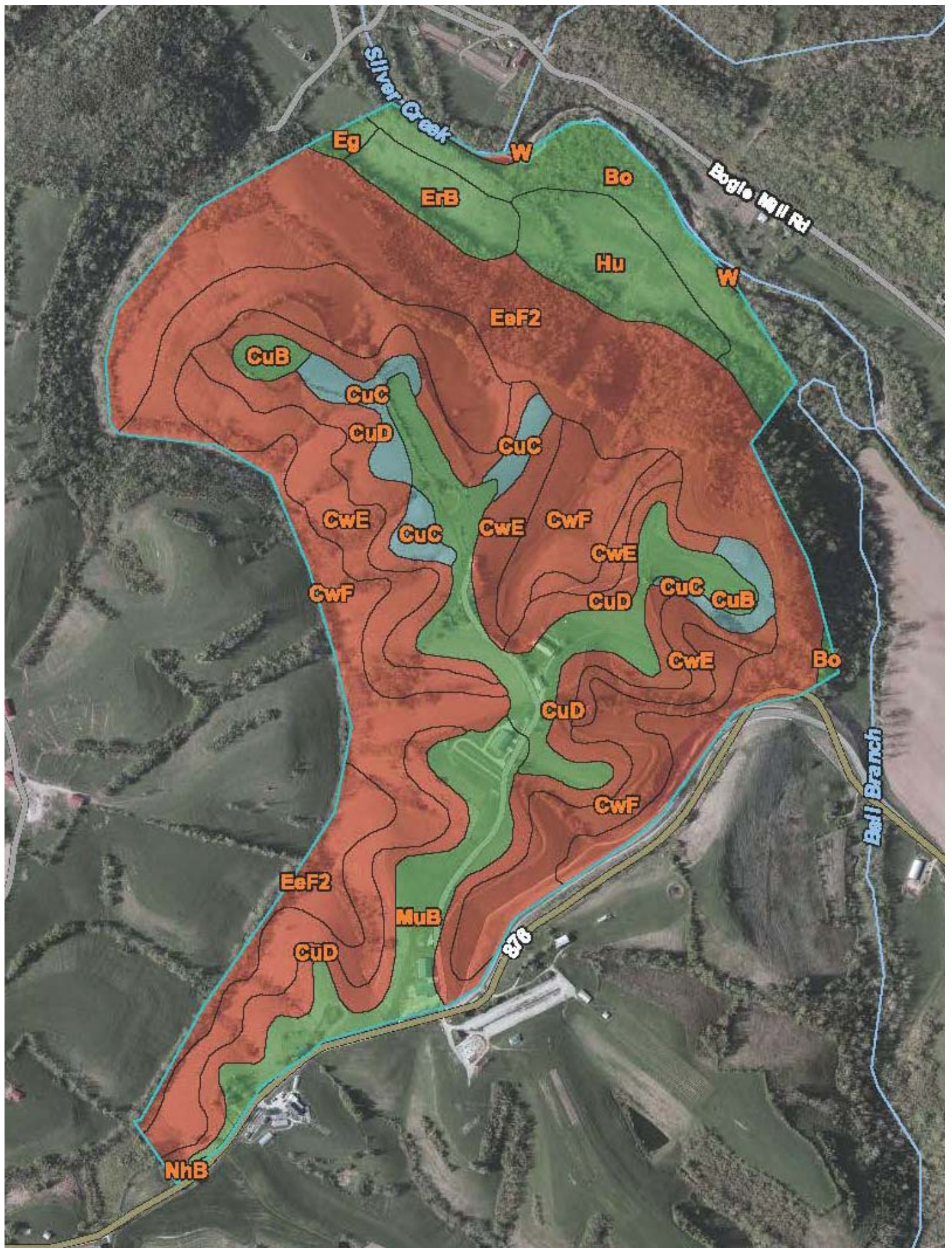
PRICE: \$950,000.



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859-294-3200

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Farmland Classification— Summary by Map Unit — Madison County, Kentucky (KY151)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Bo	Boonesboro silt loam	All areas are prime farmland	14.9	5.6%
CuB	Culleoka silt loam, 2 to 6 percent slopes	All areas are prime farmland	20.7	7.8%
CuC	Culleoka silt loam, 6 to 12 percent slopes	Farmland of statewide importance	9.4	3.5%
CuD	Culleoka silt loam, 12 to 20 percent slopes	Not prime farmland	35.8	13.4%
CwE	Culleoka flaggy silt loam, 20 to 30 percent slopes	Not prime farmland	24.0	9.0%
CwF	Culleoka flaggy silt loam, 30 to 50 percent slopes	Not prime farmland	60.7	22.8%
EeF2	Eden flaggy clay, 30 to 50 percent slopes, eroded	Not prime farmland	65.7	24.7%
Eg	Egam silty clay loam	All areas are prime farmland	1.0	0.4%
ErB	Elk silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	6.4	2.4%
Hu	Huntington silt loam	All areas are prime farmland	10.9	4.1%
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	16.0	6.0%
NhB	Nicholson silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.1	0.0%
W	Water	Not prime farmland	0.5	0.2%
Totals for Area of Interest			266.2	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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PROPERTY ADDRESS: 2285 BARNES HILL RD. RICHMOND, KY DATE: 7/16/15
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>BOUNDARY</u>	✓	—	—
(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?	—	—	—

OLD UNLIVABLE
HOUSE -
SOLD "AS-IS"
WHERE "

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

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.

[Signature] 7-16-65
 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.