

330 McNEASE ROAD

Paris, Bourbon County, Kentucky
51.13 Acres



Gorgeous 51.13 acre working horse farm with a beautiful custom-built 6,000 +/- square foot four bedroom, three and a half bath home with first floor master bedroom, gourmet kitchen, hardwood floors, and beautifully finished walk-out basement.

Two excellent barns—with a lovely one bedroom apartment in the foaling barn—with 14 stalls (with the possibility of 2 more), plank fencing, and automatic waterers. Conveniently located to the Kentucky Horse Park.

Offered Exclusively By



www.kyhorsefarms.com

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



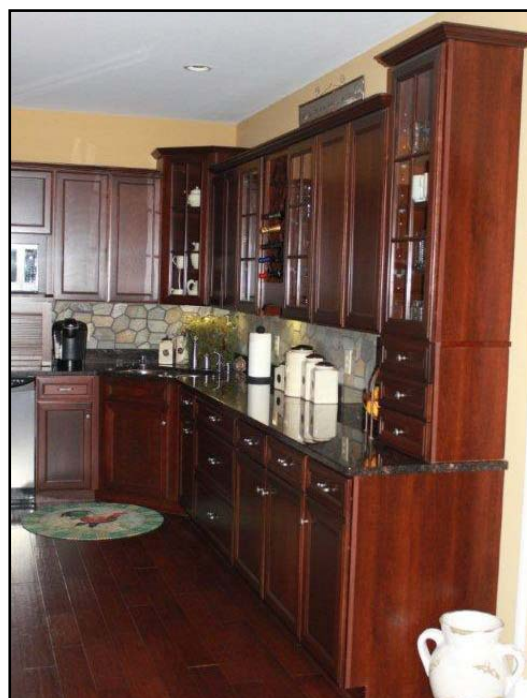
This beautiful stone home was custom-built in 2006 by the current owners to take advantage of a spacious floor plan, natural light framing vistas in all directions, in a private setting. There is 6000 square feet with a first floor master bedroom and a fully finished basement media room, perfect for entertaining complete with a full kitchen.

After walking through the stone portico, the moment you enter the front door, the open and flowing first floor welcomes you to an incredible, floor to ceiling, custom stone fireplace. Wooden bookshelves on either side of the fireplace and hardwood floors throughout enhance the warm atmosphere. This room has two seating areas and features arched views into the front foyer and dining room.



A beautiful picture window in the formal dining room allows natural light to bathe the hardwood floors as arched views frame the foyer and great room.

The gourmet kitchen features granite countertops and island, hand-painted horse on tile behind stove, custom cabinetry, eat-in breakfast seating, hardwood floors and arched views into the dining and living rooms.



The spacious first floor master suite features a wonderful bay window, great closet space, tiled master bath with tub and shower and granite double sinks.



Hardwood floors and custom cabinetry create great space in the home office.

The walk out, finished basement is carpeted and features a den, dining area, full bedroom, full bath, and bonus room currently used a bunk room for the grandchildren.



FARM IMPROVEMENTS



The foaling barn has 7 stalls including a double foaling stall, asphalt shed-row, large tack room with half bath and a 800 +/- square foot apartment that has a den, office area, bedroom, full bath, kitchen, hardwood floors and wood paneling.





The second barn has 7 nicely finished stalls (with the possibility of 2 more), asphalt shed-row, tackroom & room to finish out two more stalls.



A generous equipment shed provides storage for mowers, hay and tools.





This exceptionally improved 50 acres is well- located to the Kentucky Horse Park and thoughtfully developed with a gorgeous custom built home with geothermal heat, two barns, 14 stalls (with room for 2 more), three fields and 4 paddocks, excellent fencing, all well maintained and horse ready.



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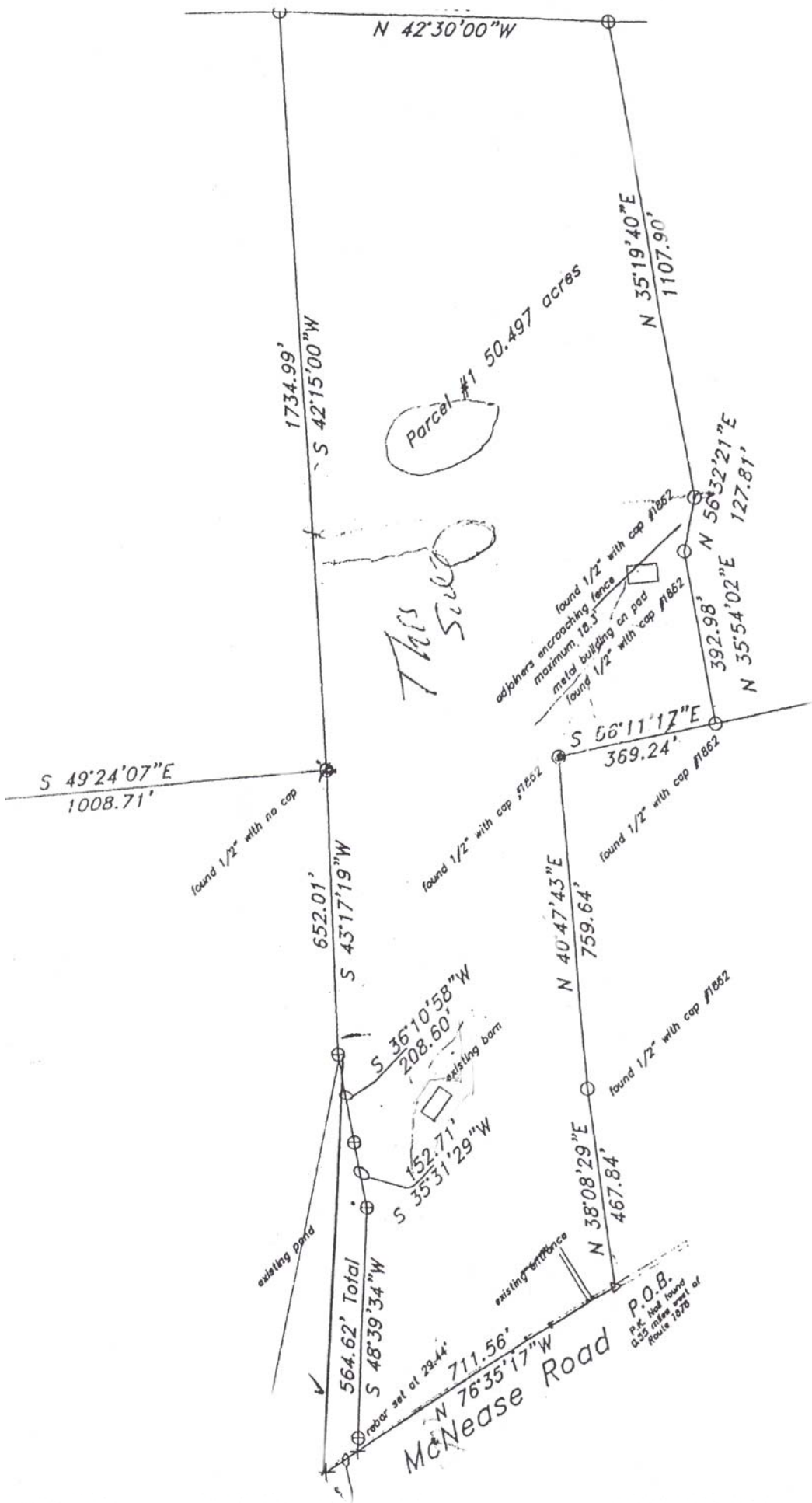
PRICE: \$1,250,000.

**Marilyn Richardson, Agent
859-621-4850**

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Farmland Classification— Summary by Map Unit — Bourbon and Nicholas Counties, Kentucky (KY604)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FwB	Faywood silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.0	0.0%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	2.9	5.8%
LoB	Lowell silt loam, 2 to 6 percent slopes	All areas are prime farmland	19.6	39.4%
LoC	Lowell silt loam, 6 to 12 percent slopes	Farmland of statewide importance	8.7	17.4%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	3.8	7.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	14.8	29.7%
Totals for Area of Interest			49.7	100.0%



SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 330 McNease Rd. PARIS, Ky. 40361 DATE: 7/27/10
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 | ___ | <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"/> | ___ |

2. MAIN RESIDENCE - FOUNDATION

- | | | | |
|---|-----|-------------------------------------|-----|
| (a) Are you aware of any problems concerning the basement? | ___ | <input checked="" type="checkbox"/> | ___ |
| (b) Are you aware of any problems concerning sliding, settling, movement
upheaval, or earth stability? | ___ | <input checked="" type="checkbox"/> | ___ |
| (c) Are you aware of any defects or problems relating to the foundation? | ___ | <input checked="" type="checkbox"/> | ___ |

3. MAIN RESIDENCE - ROOF

- | | | | |
|--|-----|-------------------------------------|-----|
| (a) Has the roof ever leaked? | ___ | <input checked="" type="checkbox"/> | ___ |
| (b) Has the roof ever been repaired? | ___ | <input checked="" type="checkbox"/> | ___ |
| (c) Do you know of any problems with the roof? | ___ | <input checked="" type="checkbox"/> | ___ |

4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT

- | | | | |
|---|-----|-------------------------------------|-----|
| (a) Was residence built before 1978? | ___ | <input checked="" type="checkbox"/> | ___ |
| (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? | ___ | <input checked="" type="checkbox"/> | ___ |
| (b) Has the property ever had a drainage, flooding or grading problem? | ___ | <input checked="" type="checkbox"/> | ___ |

6. BOUNDARIES

- | | | | |
|--|-------------------------------------|-------------------------------------|-----|
| (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. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | ___ |
| (f) Any improvements shared in common with adjoining or adjacent properties? | ___ | <input checked="" type="checkbox"/> | ___ |

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. | ___ | <input checked="" type="checkbox"/> | ___ |
|--|-----|-------------------------------------|-----|

8. WATER

- | | | | |
|--|-------------------------------------|-------------------------------------|-----|
| (a) Are all the improvements connected to a public water system? | <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"/> | <input checked="" type="checkbox"/> | ___ |

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? | ___ | <input checked="" type="checkbox"/> | ___ |
| (b) Were any auxiliary houses built before 1978? | ___ | <input checked="" type="checkbox"/> | ___ |
| (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? | ___ | <input checked="" type="checkbox"/> | ___ |
|---|-----|-------------------------------------|-----|

