## 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 shedrow, 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 shedrow, 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.



Offered Exclusively By

PRICE: \$1,250,000.

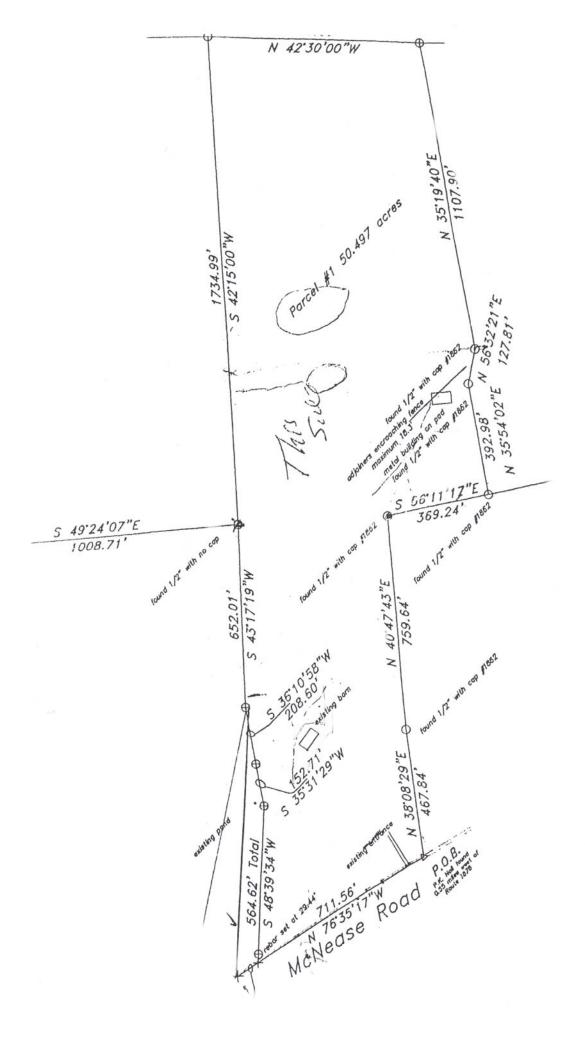


Marilyn Richardson, Agent 859-621-4850

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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 Inte	rest	49.7	100.0%		



### SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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DDC	OPERTY ADDRESS: 330 Me Nease Rd. PARIS, Ky. 403	61 DATE	7/2	1/18
Plea	ise allower all questions. Mark yes of no to all questions. If allower is yes, please explicit			Jnknown
1.	MAIN RESIDENCE - HOUSE SYSTEMS	Yes	NO C	TIKHOWII
	Are you aware of any problems affecting:		897	
	(a) Electrical wiring		V	1
	(b) Air Conditioning		7 1 1 1 1 1 1	
	(c) Plumbing/Septic			
	(d) Heating		V	
	(e) Pool/Hot tubs/Sauna		~	
	(f) Appliances		~	
	(g) Doors and windows		~	
2	MAIN RESIDENCE - FOUNDATION		_	
۷.	(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		
٥.	(a) Has the roof ever leaked?		-	
	(b) Has the roof ever been repaired?		V	
	(c) Do you know of any problems with the roof		V	
1	MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
4.	(a) Was residence built before 1978?		4	
	(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	nt		
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the			
	EPA pamphlet "Protest 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?	-	A 1 mm - 100 mm	
	(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		
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?	_	-	V
_	(e) Is your water supply shared with anyone else?			
9.	AUXILIARY HOUSES	3		
	(a) Are you aware of any problems affecting any of the mechanical systems, structure	i.	_	
	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 Acknowledgeme	nt		
	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,		~	
	Structure, or roof on any of the barns or outbuildings?			
			David	0/06

				Yes	INO	Unknown
11. UTILITIES						
(a) Are you aware of the	location of the follo	wing under	ground utilities?	./		
						-
				-		
				~		-
4) Telephone lines						(4
<ol><li>Septic/Field lines</li></ol>				-		
(b) If you answered yes t	to any of the above	can you fu	rnish a diagram of same?			
<ol><li>MISCELLANEOUS</li></ol>						
(a) To your knowledge, de	oes the property ha	ve any urea	aformaldehyde or asbestos			
materials used in con-	struction?		************		_	
(b) Do you know of any v						
(c) Are you aware of any	Radon test being ne	erformed on	this property?			
(d) Are you aware of any	existing or threate	ned legal ac	ction affecting this property?		•	
(f) Are there any assess	nents other than or	operty asse	ssments that apply to this		/	
					•	
(a) Are you aware of any	damage due to wo	od infectati	on?	N		
(h) Have the house and/	or other improveme	ente ever he	en treated for wood			
infestation? If yes, v	when and by whem	o ever be	en treated for wood			
(i) Are you aware of any	underground storage	tanks?		N		
(j) Are you aware of any	nact or procent che	ge talks:	mination to the soil			
					-	
			nt or past?		-	
					-	
(I) Are any sink noies bei	ing used as a dump	· · · · · · · · · · · · · · · · · · ·		-	-	-
(m) To your knowledge, h	has the property be	en usea for	anything besides		-	
agricultural purposes	?				-	-
(n) Are there any leases	on the property (e.	g. tobacco,	mineral, timber, etc.)?			
					-	-
If yes, by whom and	when					
			mstances which may affect		-	
						-
(q) Are you aware of any					_	
			.,			
13. If the answer was "yes" t	o any of the above	questions, p	olease explain.			
THE ABOVE INFORMATION IS	TRUE AND CORRE	CT TO THE	BEST OF MY KNOWLEDGE. T	HIS INFO	RMATION	IS
PROVIDED BY THE SELLER FO	OR THE BENEFIT OF	THE PROS	PECTIVE BUYER(S). THIS IN	FORMATIC	N IS BE	LIEVED TO
BE ACCURATE BUT NOT WAR						
D DINGL	100- 2/2.	110				
Kamoua V	101	/18	<u> </u>			
SELLER	DATE	TIME	SELLER	DATE	= 00	TIME
IF THIS FORM IS BLANK, THE	BROKER/AGENT'S	SIGNATUR	E BELOW CONSTITUTES NOT	ICE TO TH	E BUYER	THAT THE
SELLER HAS DECLINED TO P	ROVIDE THE INFOR	MATION NE	CESSARY TO COMPLETE THIS	S FORM.		
BROKER/AGENT:			DATE:	TIME	Ē:	
ACTIVITY CONTROL AND ACTIVITY SHOULD CONTROL OF THE					*	
I (WE) ACKNOWLEDGE THAT	I (WE) HAVE RECE	IVED A COL	PY OF THE "SELLER'S REAL PE	ROPERTY H	HISTORY	<b>"</b> .
BUYER	DATE	TIME	BUYER	DAT	E	TIME
- 3 / - 1 /			CONTRACTOR STREET			

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.