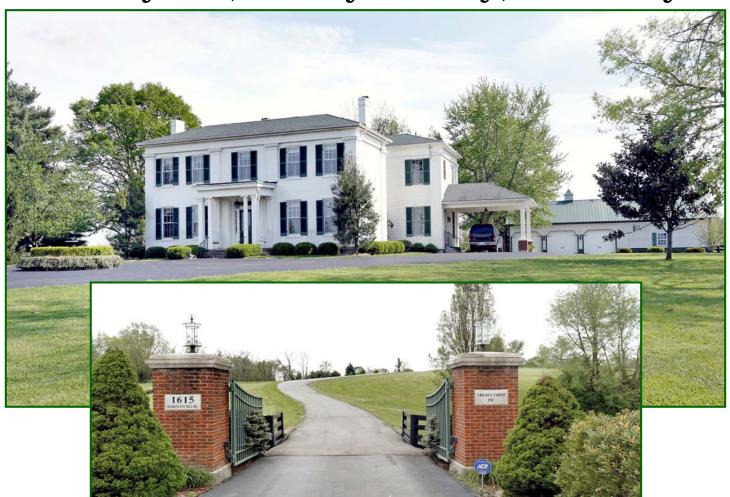
1615 HARRINGTON MILL

53.84 Acres

Shelbyville, Shelby County, Kentucky



Come discover this spectacular Federal-style residence (c.1850) with a commanding presence over this classic turn-key Saddlebred farm!

Offered Exclusively By



www.kyhorsefarms.com

Main Floor

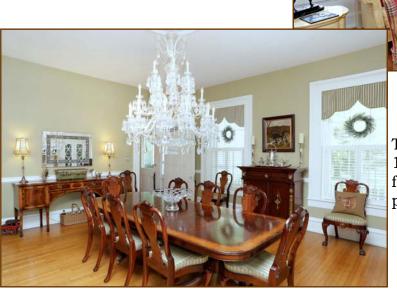
Beautiful **foyer** complete with hardwood flooring, 12' ceilings, and gorgeous custom woodwork at every turn.



Impressive arched entry—complete with custom built-ins—leads to one of the two staircases to the second floor.

The chandelier at the top of this stairway does not convey.

Warm and comfortable $17' \times 18'$ **formal living room** with abundant natural lighting, pocket doors, and a fireplace.



The fabulous chandelier highlights the 17'6" x 20'6" **formal dining room** with fireplace. Charm and character galore—perfect for entertaining guests!

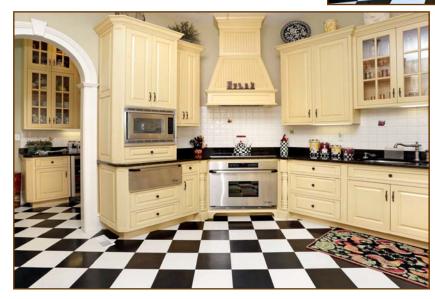
The completely renovated custom **kitchen** offers top-of-the-line birch cabinetry, granite counter tops, and high-end stainless steel appliance:

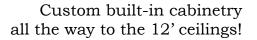
- Jenn-Aire refrigerator
- Jenn-Air range
- Dacor Range
- Dacor warming drawer

Truly a kitchen thoughtfully designed for function and style!











The relaxing 16' x 18' **family room** boasts:

- Hardwood flooring
- Fireplace
- Custom built-in bookshelves





- 12' ceilings
- Beautiful chandelier (does not convey)
- Warm, natural lighting for comfortable living



Breakfast room—complete with pocket door—provides a light, airy, comfortable feel with access to the patio



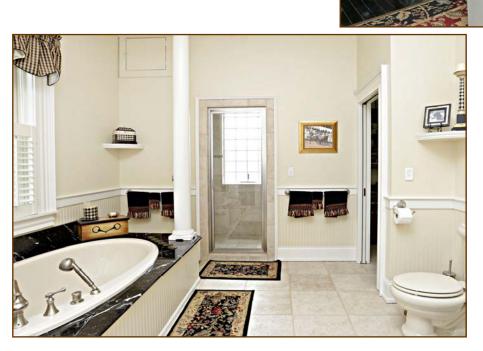
Second floor foyer

- Hardwood floors
- Ample room for couch and entertainment center
- Chandelier



Huge **master bedroom suite** with hardwood flooring and great views of the property.

 Massive walk-in closet with floor-toceiling organization system and bench. Finally, a closet to handle your wardrobe needs!



 Large master bath complete with heated tile flooring, jetted tub, and steam shower.



 Two additional very large second floor bedrooms—each with hardwood flooring and fireplace plus his and her closets





 Charming entrance to second floor back porch—covered, screened, and overlooking a large pond.





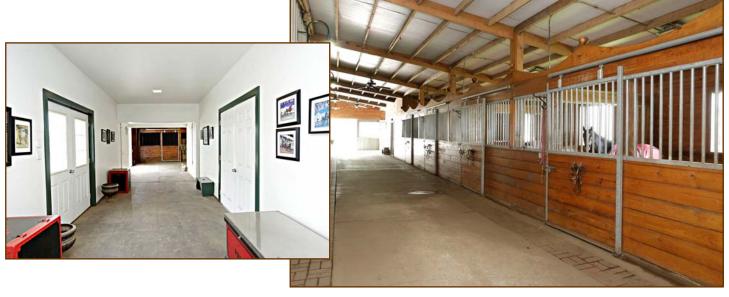


The training barn features 15 stalls and a very handy office.

- Tongue and groove wood paneling
- Half bath
- Dinette area with cozy lounge feel



• Tongue and groove paneled custom tack room





Indoor Arena

- 54' x 185'
- Ample lighting
 Insulated for yearround training

Three-car garage/ carriage house (30' x 66')









- Two gorgeous stocked ponds
- Lush, gently-rolling pastures
- Plank fencing
- Mature trees
- Privacy galore with gated entrance

This turn-key farm has it all!

Offered Exclusively By

PRICE: \$1,850,000.



Agent:

Mike Morrison 859-340-0302

www.kyhorsefarms.com

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PRO	PERTY ADDRESS: 1015 HARRINGTON MILE RD. Shelbyrille F se answer all questions. Mark yes or no to all questions. If answer is yes, please expla	, D	ATE: <u> </u>	20-18
Plea	se allswer all questions. Mark yes of no to all questions. If answer is yes, please explicit	Yes	No	Unknown
1.	MAIN RESIDENCE - HOUSE SYSTEMS			
	Are you aware of any problems affecting:			
	(a) Electrical wiring		X X X X	
	(b) Air Conditioning		*	
			+	-
			X	-
	(f) Appliances		_X _	
			_X	
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?		X	
	(c) Are you aware of any defects or problems relating to the foundation?		X	
2	MAIN RESIDENCE – ROOF			
٥.	(a) Has the roof ever leaked?			
	(b) Has the roof ever been repaired?			
			X	
4.	MAIN RESIDENCE - ALE/LEAD-BASED PAINT			
0.5	(a) Was residence built before 1978?	X		
	(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 Acknowledgemen	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		(24	
	(a) Is this property located in a flood plain zone?		<u>X</u>	
	(b) Has the property ever had a drainage, flooding or grading problem?		X	
6.	BOUNDARIES	NT.		
	(a) Have you ever had a survey of your property?	X		
	(b) Do you know the boundaries of your property?	*		
	(c) Are the boundaries of your property marked in any way?	X		-
	(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	X	FENCE	
	maintenance(f) Any improvements shared in common with adjoining or adjacent properties?		_ X	_
7	HOMEOWNER'S ASSOCIATION		_	
/.	(a) Is the property subject to rules or regulations of any homeowner's association?		X	-
	If yes, please supply copy of rules and regulations.			
8.	WATER			
٥.	(a) Are all the improvements connected to a public water system?	X		
	(b) IF NOT, please state your water sources and explain.			
	(c) Has your water system ever gone dry? If yes, explain		<u>×</u>	
	(d) Are you aware of any problems with your water lines and/or waterers?		X	
	(e) Is your water supply shared with anyone else?		_X_	
9.	AUXILIARY HOUSES			
	(a) Are you aware of any problems affecting any of the mechanical systems, structure	3		
	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	nt		
	contract that does not include a "Disclosure of Information and Acknowledgeme	iii		
	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?		X	
	Structure, or roof off any of the barns of outbuildings:		-	

(a) Are you aware of the location of the following underground utilities? 1) Water lines	Are you aware of any casts being performed on this property? Are you aware of any damage due to wood infestation? Are you aware of any damage due to wood infestation? Are you aware of any other facts of any benefit and you ware of any postery? Are you aware of any benefit as a damp? Are you aware of any assessments other than property sees the contamination to the soil in any sink holes being used as a dump? Are you aware of any past or present chemical contamination to the soil and/or water on this property? Are you aware of any past or present chemical contamination to the soil and/or water on this property? Are you aware of any dumps on the property, present or past? Are you aware of any dumps on the property, present or past? Are you aware of any dumps on the property, present or past? Are you aware of any dumps on the property, present or past? Are you aware of any dumps on the property, present or past? Are you aware of any dumps on the property, present or past? Are you aware of any dumps on the property, present or past? Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? Are you aware of any other fact, conditions or circumstances which may aff				Yes	No	Unknow
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? 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? (i) Are you aware of any underground storage tanks? (i) Are you aware of any underground storage tanks? (ii) 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? (ii) Are any sink holes being used as a dump? (iii) To your knowledge, has the property been used for anything besides agricultural purposes? (iii) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? (iv) Have you aware of any other fact, conditions or circumstances which may affect the desirability of this property? (d) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? (d) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property? (d) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? (d) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? (d) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?	1) Water lines	1. UTILITIES		7 CAN TO SEC.			
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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.

LEXINGTON-BLUEGRASS ASSOCIATION OF REALTORS 2250 Regency Road 276-3503

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 4-20-18	CONTRACT DATE:	CONTRACT #
PROPERTY ADDRESS: 1615	HARRINGTON MIL	C Rd. Shelbyville, Ky 40065
exposure to lead from lead-based paint that may place permanent neurological damage, including learning di poses a particular risk to pregnant women The seller	young children at risk of developing lea isabilities, reduced intelligence quotient, of any interest in residential real proper ns in the seller's possession and notify t	built prior to 1978 is notified that such property may present of poisoning. Lead poisoning in young children may produce behavioral problems, and impaired memory. Lead poisoning also ty is required to provide the buyer with any information on leading buyer of any known lead-based paint hazards. A risk assessment
	at and/or lead-based paint hazards and/or paint hazards are present	
Seller has no knowledge	e of lead-based paint and/or lead-based	pased paint hazards in the housing.
Seller has provided the	ble to the seller (check one below purchaser with all available recor s in the housing (list documents b	ds and reports pertaining to lead-based paint and/or
Seller has no reports or	records pertaining to lead-based a	nd/or lead-based paint hazards in the housing.
(d) Purchaser has received the Purchaser has (check one be Requested opportunity based hazards und contract.)	to conduct a risk assessment or in er the same terms and conditions	spection for the presence of lead-based paint or lead- as "Other Inspections". (See the offer to purchase as pection for the presence of lead-based paint and/or
Agent's Acknowledgment (Initial)	er of the seller's obligations unde	r 42 U.S.C. 4852d and is aware of his/her responsibility
have provided is true and accurate.	16	he best of their knowledge, that the information they
Seller Date Date	Buyer_	Date
Seller Date Agent Date	Buyer	Date