

917 HUTCHISON ROAD

39 +/- Acres

Paris, Bourbon County, Kentucky



Located in the heart of the Bluegrass, on 39 rolling acres, sits the historic estate of Brooklawn Farm. Built in 1782, the classic, 1.5 story brick Federal home overlooks rich pastures, and the year-round creek that winds through the farm.

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The interior of the home boasts lofty ceilings height, stately staircase, and much of the original trim work and ash flooring. Copper gutters and flashing, restoration woodwork and rebuilt dormers accentuate the repointed masonry work and roof added in 2007, giving you a head start towards your restoration dreams. While interior restorations are still needed, the extensive exterior restoration work done in the last 12 years, has this stately home simply awaiting someone to bring it back to its former glory. Outside the home, mature trees dot the ample yard space, creating a beautiful area for outdoor entertaining or even an events venue, having already played host to a lovely farm wedding.

Well-situated in the farm are both an older barn with 9 stalls and a small tack room and a newer metal sided building with electric. Raised garden beds sit just past the latter. Surrounding the barn are three paddocks and four larger fields, all with water access. There are automatic waterers in 3 of the turnouts, with the largest field having access to the creek, and its multiple natural springs. The farm is fenced and cross fenced with older board fencing.

The land itself is highly usable, with excellent soil and grass quality, making it an ideal property for a variety of endeavors. While most recently it has been utilized as a Thoroughbred nursery, the land lends itself to raising livestock and other farming possibilities.

BROOKLAWN FARM—MRS. REBECCA BURBRIDGE.

THERE are several distinctive things about Brooklawn farm, chief among them possibly being the honor paid the proprietor by the Japanese government, who purchased Ashlawn, who has a record of 2:24½, to take a leading place in the stud being organized by the Nip pon government. In addition to this, however, Brooklawn has other distinctive points. The residence was built in 1782, or nearly 125 years ago, and apparently is good for another century. It was built by Mr. Thomas Matson, great-grandfather of Mr. S. D. Burbridge, present manager of the place. The interior is decorated with quaint oil paintings which are augmented by old fashioned furniture and decorations that make one think for the moment that he has taken a page out of Revolutionary history instead of being on a modern up-to-date horse farm. In the past many notable horses have been raised on the farm and chief among the stock at the present time is Senorita, a well known matinee trotter. The farm is six miles from Paris in Bourbon County on the Bethlehem Pike and contains 215 acres.



Ashlawn, Sold to Japanese Government for Breeding Purposes.



View of Old Fashioned Residence Through Trees.





While the farm is waiting for someone to breathe some new life into it, an automatic gate welcomes you as you arrive, and there is already existing septic, electric, and a good working well on the property.

Centrally located with impressive road frontage on both Bethlehem and Hutchison roads, 6 miles to Paris, and just a short drive to downtown Lexington, Hamburg Pavilion, the Kentucky Horse Park, area farms, and amenities, this property could truly become an estate to be enjoyed for generations to come.

Currently listed as one 39 acre parcel; however,
owners are open to possibility of subdividing

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PRICE: \$424,900.



**Mike Morrison, Agent
859-340-0302**

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Du	Dunning silty clay loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	4.0	10.5%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	5.9	15.3%
No	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	15.9	41.1%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	12.8	33.1%
Totals for Area of Interest			38.7	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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PROPERTY ADDRESS: 917 Hutchison Rd DATE: 3-1-18
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	NA		
(b) Air Conditioning	NA		
(c) Plumbing/Septic	NA		
(d) Heating	NA		
(e) Pool/Hot tubs/Sauna	NA		
(f) Appliances	NA		
(g) Doors and windows	NA		
2. MAIN RESIDENCE - FOUNDATION			
(a) Are you aware of any problems concerning the basement?	NA		
(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?	NA		
(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. <u>Well</u>			
(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?	NA		
(b) Were any auxiliary houses built before 1978?	NA		
(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?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Water lines	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Electric lines.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Natural Gas/Propane	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Telephone lines	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Septic/Field lines.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If you answered yes to any of the above, can you furnish a diagram of same?	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Are you aware of any underground storage tanks?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(o) Have you ever had a soil analysis done?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<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.

<u>[Signature]</u>	<u>03-01-18</u>	<u>5:00pm</u>	<u>[Signature]</u>	<u>3/1/18</u>	<u>4pm</u>
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
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If you have specific questions please consult an attorney.
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