

STALMARE FARM

26 Acres

4251 Mt. Horeb Pike

Fayette County, Lexington, Kentucky



Located on desirable Mt. Horeb Pike and overlooking world-famous Castleton Lyons, Stalmare is only three miles from the Kentucky Horse Park. The centerpiece of the farm is its newer 12 stall steel barn with a fabulous 30.48m x 60.96m (100' x 200') indoor arena [28.65m x 59.74m (94' x 196') riding area] with its own entrance.

A lovely 2,000 square foot manager's home is located at the rear of the farm overlooking a large pond. Broadview Building constructed a five-stall brick barn with Lucas doors and windows and cedar shake roof. This remarkable barn features a 1,000 square foot loft apartment with black walnut post-and-beam construction and tongue and groove ceiling and walls. Additional improvements include five run-in sheds and a 24' x 48' equipment building.

This farm is in the right location, is the right size, and offers horses and their owners the finest facilities on the market, and if you're looking for a main residence, it's on the adjoining 10 acres!

OFFERED EXCLUSIVELY BY



www.kyhorsefarms.com

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



State-of-the-art 100' x 240' steel building featuring a 30.48m x 60.96m indoor arena (riding area measures 28.6m x 59.74m). The footing is cedar chips over a solid clay base then limestone sand and top soil. All 16 windows open which gives the feeling of a covered arena and provide for excellent ventilation. Containing 12 stalls, 2 wash bays, an 11' x 25' tack room with full bath and washer/dryer hookup.

You'll also discover rubber pavers in the aisle way, crushed brick walkway to the entrance, professional landscaping, and an exceptionally large parking lot with circular drive.



HORSE BARN (36' x 36'):

Broadview Building built brick barn with brick aisle, pine ceiling and walls, five 12' x 12' stalls with hand-made doors and windows by Lucas. First floor sitting room with brick floor, half bath, and spiral staircase to lofted apartment.



1,000 square foot loft apartment with black walnut post and beam construction, full bath, tongue and groove ceiling and walls. Two heat pumps and cedar shake roof.

MANAGER'S HOUSE:

First Floor

Entrance Hall: Maple floors.

Kitchen/Dining Room: Floor to ceiling wood-burning brick fireplace; maple floors and cabinets; Baldwin hardware, and double oven.

Living Room: Maple floors with French doors to rear patio with black walnut Pergola.

Powder Room: Tile floor.

Laundry Room: Maple floor with outside entrance.

One Car Attached Garage



Second Level

Bedroom: Ceiling fan plus sleeping loft.

Full Bath: Large with slate floor, Jacuzzi tub, separate shower, and double sink.

Landing

Basement with rough cut cedar on two walls and two painted concrete walls. Huge rough cut cedar closet.

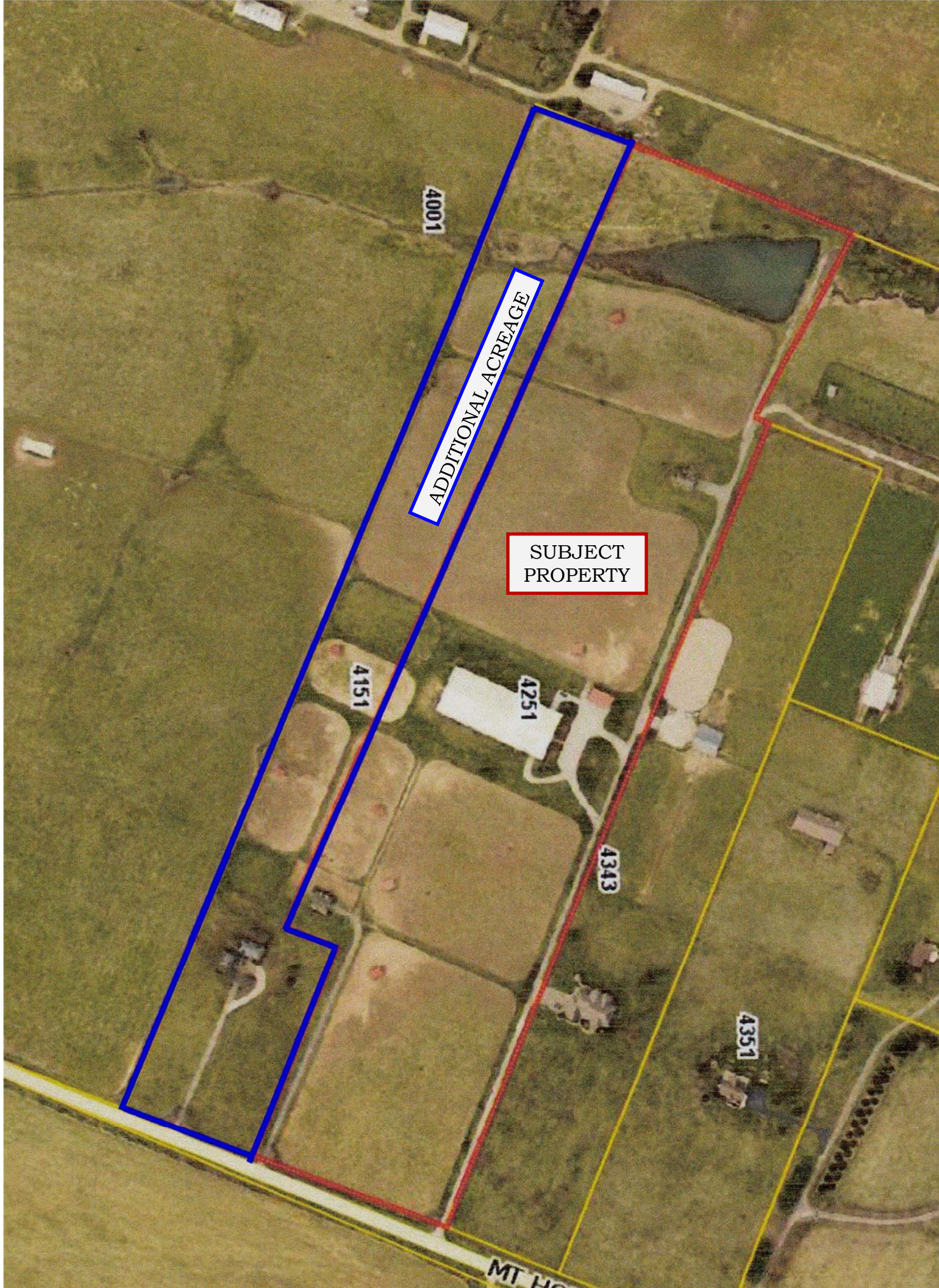
Main residence on adjoining 10 acres are also available.

PRICE: \$1,600,000.



**Agent: Bill Justice
(859) 294-3200**

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4001

ADDITIONAL ACREAGE

SUBJECT
PROPERTY

4151

4251

4343

4351

MT HO

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS:

4251 MT HOREB PIKE

DATE:

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
- (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".)

___ ☒ ___
___ ☒ ___

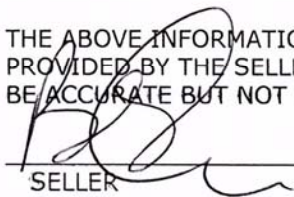
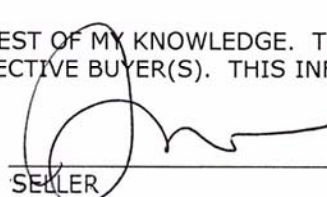
10. BARN/OUTBUILDINGS

- (a) Are you aware of any problems affecting any of the mechanical systems,
Structure, or roof on any of the barns or outbuildings?

___ ☒ ___

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	<u>X</u>	___	___
2) Electric lines.....	<u>X</u>	___	___
3) Natural Gas/Propane	___	___	___
4) Telephone lines	___	<u>X</u>	___
5) Septic/Field lines.....	___	<u>X</u>	___
(b) If you answered yes to any of the above, can you furnish a diagram of same?	___	___	___
12. MISCELLANEOUS			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction?	___	<u>X</u>	___
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?	___	<u>X</u>	___
(c) Are you aware of any Radon test being performed on this property?	___	<u>X</u>	___
(d) Are you aware of any existing or threatened legal action affecting this property?	___	<u>X</u>	___
(f) Are there any assessments other than property assessments that apply to this property?	___	<u>X</u>	___
(g) Are you aware of any damage due to wood infestation?	___	<u>X</u>	___
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom?	___	<u>X</u>	___
(i) Are you aware of any underground storage tanks?	___	<u>X</u>	___
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property?	___	<u>X</u>	___
(k) Are you aware of any dumps on the property, present or past?	___	<u>X</u>	___
(l) Are any sink holes being used as a dump?	___	<u>X</u>	___
(m) To your knowledge, has the property been used for anything besides agricultural purposes?	___	<u>X</u>	___
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	___	<u>X</u>	___
(o) Have you ever had a soil analysis done?..... <u>2017</u>	<u>X</u>	___	___
If yes, by whom and when. <u>SOUTHEAST STATES</u>			
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?	___	<u>X</u>	___
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?.....	___	<u>X</u>	___
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.

	DATE	TIME		DATE	TIME
SELLER			SELLER		

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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