

# THE LUCAS BROADHEAD HOUSE

*c. 1903*

31 +/- Acres

2025-A Midway Road

Versailles, Woodford County, Kentucky



*Offered Exclusively By*



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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





Ideally-located on prestigious Midway Road—roughly 2 miles from either Old Frankfort Pike or Versailles Road—and overlooking world-renown Lane's End Farm, the **Lucas Brodhead House**, c.1903, offers one the unique opportunity to acquire a classic Kentucky home in the optimum of settings and location!!

A dry-laid rock fence, patterned after the 1864 fence facing Stonewall Farm, fronts Midway Road for the full road frontage. This turn-of-the-century, grandly-scaled Colonial home is located at the end of a quarter-mile tree-lined drive.

The interior of this classic two-and-a-half story home had been sensitively restored in the mid-1980's and features 9-1/2 foot ceilings on both floors, oak flooring, and unique oak and walnut trim woodwork. The grand entry hall features hand-painted French wallpaper depicting Eurasian garden and city scenes. This wide hall opens with double pocket door to its gracious living and dining rooms. An office; library; breakfast room; large, unique butler's pantry; and commercial-grade kitchen are also found on the first floor—along with a back hall with a rear entrance and powder room.

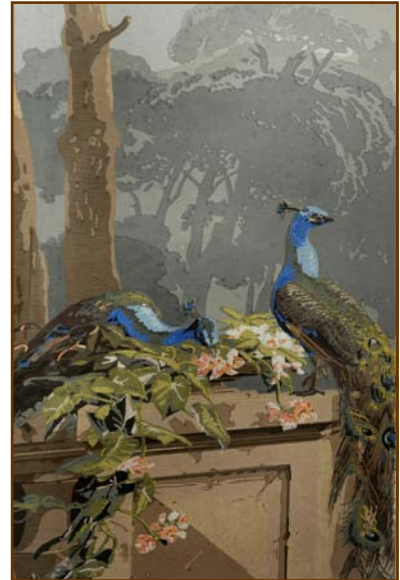
The second floor contains four bedrooms—all with fireplaces, three large full baths (two with fireplaces), a sitting room, and a large open family room in the second floor landing—plus a rear hall leading to a Z-shaped upper deck.

The front of the home features a 13' x 75' brick porch supported by Tuscan columns. Brick sidewalks are on both sides and an enticing rear brick patio features a brick BBQ grill. The rear of this magnificent estate has a 1,135 square foot guest home, an 8 stall horse barn plus a three-car and two-car detached garage with an adjoining workshop.



## **First Floor**

**Entrance Hall:** Glass door with side panels; hand-painted French wallpaper depicting Eurasian garden and city scenes; crown moulding; hardwood floor; and tall baseboards; front portion measure 14' x 25' with columns to rear entrance hall; 9' pocket doors to dining room and living room.







**Living Room:** 26' x 25'; hardwood floor; fireplace with ceramic tile surround; tall baseboards; bay with window seat.

**Dining Room:** 20' x 25'; hardwood floor; ceiling medallion; crown moulding; tall baseboards; fireplace with tile surround.





**Kitchen:** 14'9" x 20'; hardwood floor; stainless steel Delfield utility counter; refrigerator; stainless steel Aerohot serving/storage counter; two sinks; stainless steel KitchenAid dishwasher; Wolf commercial stove with tile back splash; sliding wall spice rack; huge pantry.



**Butler's Pantry:** 15'9" x 16.5'; hardwood floor; built-in cabinets emulate originals in breakfast room; china closet; stainless steel double sink with marble back splash; crown moulding; tall baseboards.

**Breakfast Room:** 15'9" x 15'; hardwood floor; fireplace with brick surround; original glass front china closet.







**Office:** 15' x 16'3"; hardwood floor; corner brick fireplace; crown moulding; tall baseboards; 6' pocket door from back hall.

**Library:** 24' x 15'3"; hardwood floor; crown moulding; tall baseboards; corner fireplace with brick surround; full wall of built-in bookcases; bay window.



## **Second Floor**



**Front Second Floor Landing:** 25' x 14'; 9.5' ceiling; hardwood floor, tall baseboards; French doors to roof.

**Bedroom:** 25' x 21'; hardwood floor; tall baseboards; crown moulding; fireplace with ceramic tile surround; two closets (one is a walk-in); **bath** (11.75' x 15') with hardwood floor; corner fireplace with ceramic tile surround; and shower only.

**Bedroom:** 21' x 25'; hardwood floor; crown moulding; tall baseboards; fireplace with ceramic tile surround; two closets (one is a walk-in). Adjacent **full bath** (17' x 11') with tub only; tile floor; fireplace with ceramic tile; and walls with ceramic tile half-way up.

**Bedroom:** 15'3" x 19'9"; hardwood floor; crown moulding; tall baseboards; tiled corner fireplace; and walk-in closet.

**GUEST SUITE: bedroom:** 15' x 16'; hardwood floor; tile fireplace; crown moulding; tall baseboards; **bath** (15' x 15') with hardwood floor; tub only; and leaded glass window; **sitting room:** hardwood floor—no closet.

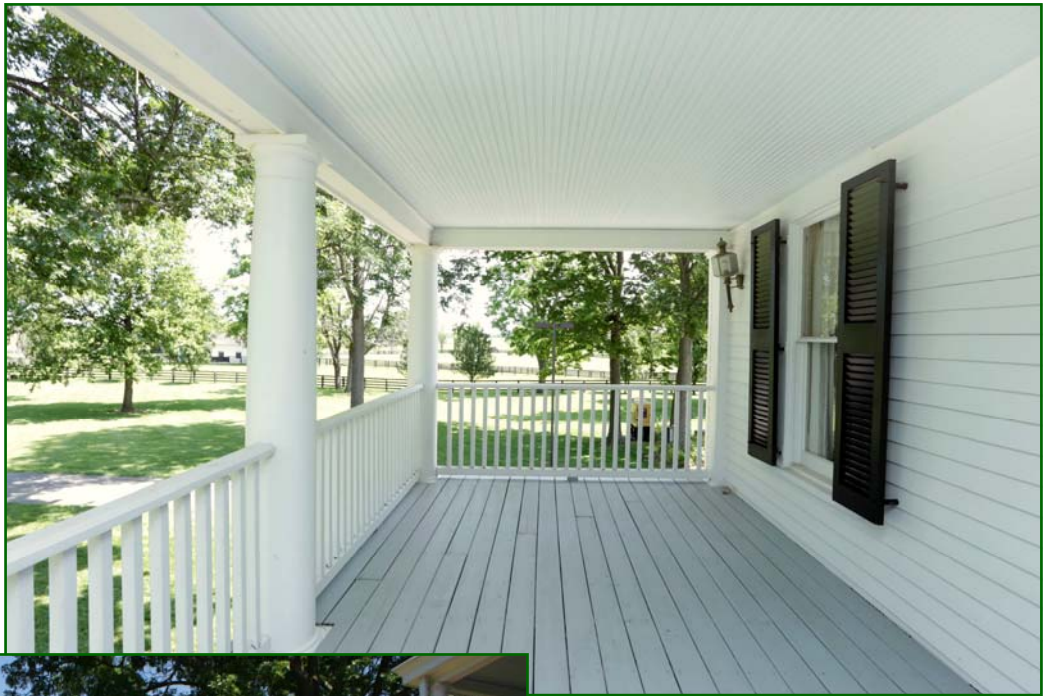
**Back Hall:** 32' x 9'9"; hardwood floor; attic fan; door to second floor deck with its exterior rear stairway to the unique, floored attic.

**NOTE:** The ceilings are 9.5' on both the first and second floors.













### **History of Home**

Built in 1903 for nationally-prominent horseman Lucas Brodhead, who ran A. J. Alexander's Woodburn farm from 1869 to 1902. Mr. Broadhead was pivotal to 44% of the thoroughbreds identified as being "celebrated" or pivotal to the breed between 1865-1880 according to Vosburg's Racing in America. Reportedly, but not verified, the house was built by R. W. Lacefield (builder of the mansions at Airdrie, Parrish Hill, and the Hicks family. The Brodhead House is an impressive example of a grandly-scaled, Colonial Revival residence accessed at the end of a 1/4-mile tree-lined drive.

Originally named "Oakalee", Brodhead lived there until his death. Edwin C. O'Rear, Chief Justice of the Kentucky Court of Appeals and Chief Counsel for the Consolidated Coal Company, purchased the property in 1943—named Ashley House. O'Rear, who acquired over 1,800 acres of prime farm land in Central Kentucky, lived there until his death in 1961.

Edwin Randle purchased Ashley House in 1985 and his restoration of this gracious southern estate was a true labor of love. He placed Ashley House on the National Register of Historic Places in 1994. Randle founded E. Randle Company in 1967—doing numerous bridge and highway projects in Kentucky, Tennessee, Mississippi, and Georgia. He was also President of G. D. Davies Company and President of the Kentucky Highway Contractors Association in 1968.



## **Additional Improvements**



- 8 stall (10' x 12') horse barn with covered four-column front porch with brick aisle and rear windows.

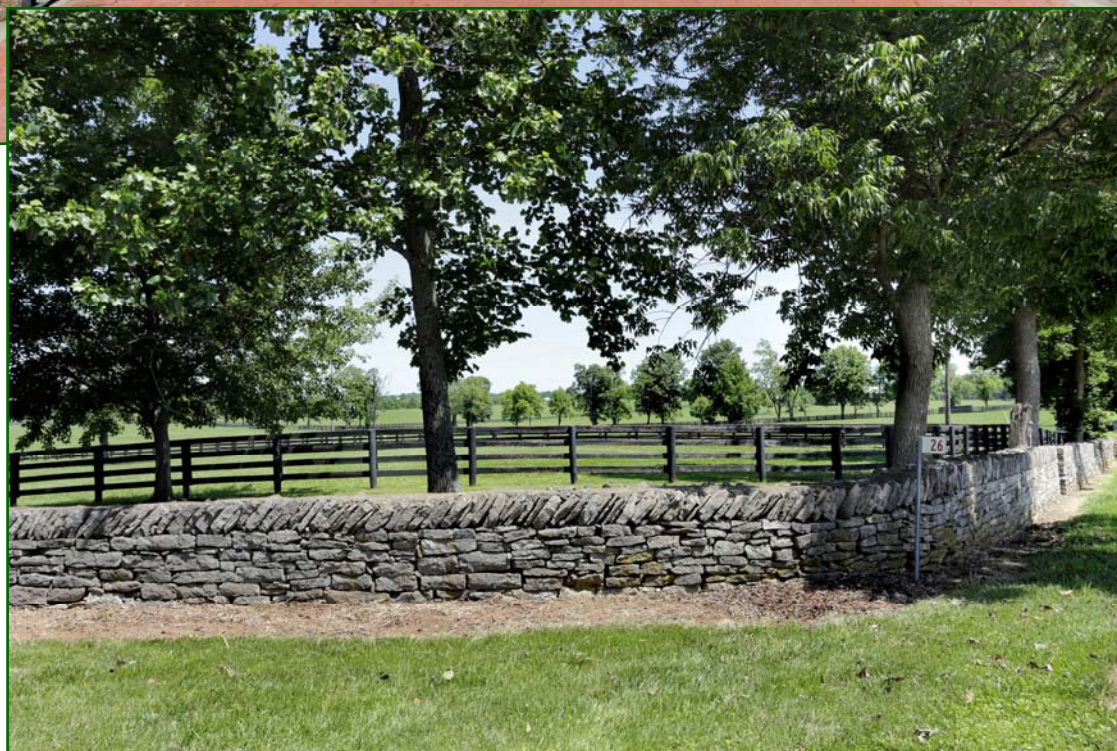
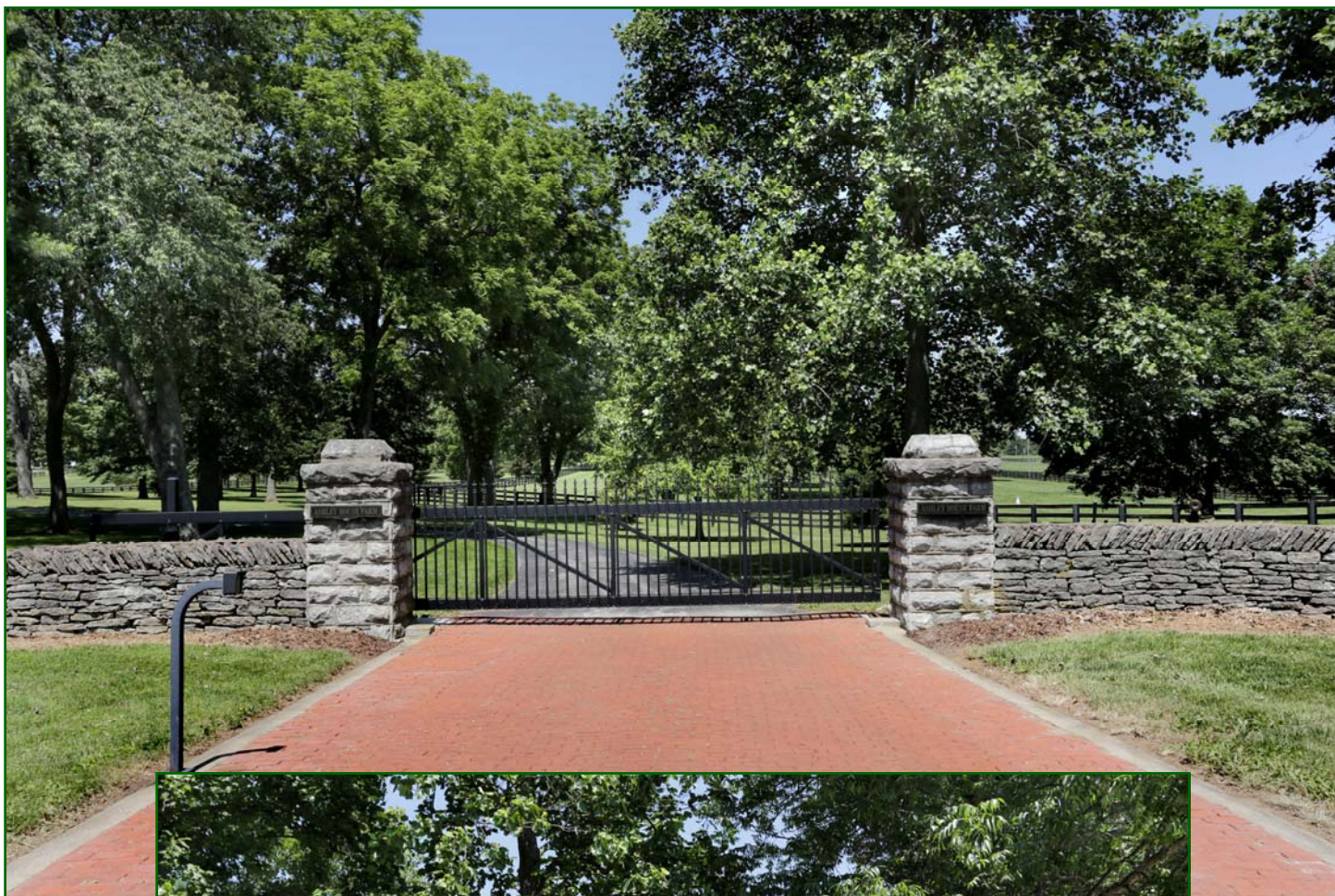


- 1,135 square foot two-bedroom guest home with 1.5 baths, eat-in kitchen, and living room.
- 3 car (27' x 40') brick garage with 24' covered porch and a full bath.
- 36' x 36' shop
- 15' x 25' shop
- 19' x 26' side garage



**NOTE: Adjoining 206 +/- acre horse farm is also for sale. One can buy all or part of the 206 acres to add to this parcel!!**





*Offered Exclusively By*

**PRICE: \$1,900,000.**



**Bill Justice  
859-294-3200**

[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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MIDWAY ROAD





Farmland Classification— Summary by Map Unit — Jessamine and Woodford Counties, Kentucky (KY624)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.2	0.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	31.0	98.5%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	0.2	0.8%
<b>Totals for Area of Interest</b>			<b>31.4</b>	<b>100.0%</b>





Additional  
Acreage

AIKEN ROAD

Subject  
Property

MIDWAY ROAD



PROPERTY ADDRESS: 2025-A Midway Road, Midway, Kentucky

## SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to residential real estate sales and purchases. This form is **not required** for:

1. Residential purchases of new construction homes if a written warranty is provided;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of the property on \_\_\_\_\_, and ending on 5/2/19.

(Date of purchase)

(Date of this form)

PROPERTY ADDRESS: 2025-A Midway Road, Midway, Kentucky

**PURPOSE OF DISCLOSURE FORM:** Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This disclosure form shall not be a warranty by the seller or seller's real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owned the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The purchaser is encouraged to obtain his or her own professional inspections.

**INSTRUCTIONS TO THE SELLER:** (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, mark "not applicable." (6) If you do not know the answer to a question, mark "unknown."

**SELLER'S DISCLOSURE:** As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

### 1. HOUSE SYSTEMS

Any past or current problems affecting:

	N/A	YES	NO	UNKNOWN
(a) Plumbing .....	___	___	<u>Y</u>	___
(b) Electrical system .....	___	___	<u>X</u>	___
(c) Appliances .....	___	___	<u>X</u>	___
(d) Floors and walls .....	___	___	<u>X</u>	___
(e) Doors and windows .....	___	___	<u>X</u>	___
(f) Ceiling and attic fans .....	___	___	<u>X</u>	___
(g) Security system .....	___	___	<u>X</u>	___
(h) Sump pump .....	___	___	<u>X</u>	___
(i) Chimneys, fireplaces, inserts .....	___	___	<u>X</u>	___
(j) Pool, hot tub, sauna .....	<u>X</u>	___	___	___
(k) Sprinkler system .....	<u>X</u>	___	___	___
(l) Heating .....	___	___	<u>X</u>	___
(m) Cooling/air conditioning .....	___	___	<u>X</u>	___
(n) Water heater .....	___	___	<u>X</u>	___

Explain: \_\_\_\_\_

### 2. FOUNDATION/STRUCTURE/BASEMENT

	N/A	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab? .....	___	___	<u>X</u>	___
(b) Any defects or problems, current or past, to the structure or exterior veneer? .....	___	___	___	<u>X</u>
Explain: _____				
(c) Has the basement leaked at any time since you have owned or lived at the property? .....	___	___	___	<u>X</u>
(d) When was the last time the basement leaked? .....	___	___	___	<u>X</u>
(e) Have you ever had any repairs done to the basement? .....	___	___	___	<u>X</u>
(f) If you have had basement leaks repaired, when was the repair performed? .....	___	___	___	<u>X</u>

Explain: \_\_\_\_\_

Initials (Seller) ED 12 Date/Time 5-2-19/1:00pm Initials (Buyer) \_\_\_\_\_ Date/Time \_\_\_\_\_

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PROPERTY ADDRESS: 2025-A Midway Road, Midway, Kentucky

(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) \_\_\_\_\_

(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?..... X

**3. ROOF**

N/A YES NO UNKNOWN

(a) Age of the roof covering? 10± years

(b) 1. Has the roof leaked at any time since you have owned or lived at the property?..... X

2. When was the last time the roof leaked? \_\_\_\_\_

(c) 1. Have you ever had any repairs done to the roof? ..... X

2. If you have ever had the roof repaired, when was the repair performed? \_\_\_\_\_

(d) 1. Have you ever had the roof replaced?..... 10± years

2. If you have had the roof replaced, when was the replacement performed? 10± years

(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) \_\_\_\_\_

(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? \_\_\_\_\_

2. If yes, when was the repair performed? \_\_\_\_\_

Explain: \_\_\_\_\_

**4. LAND/DRAINAGE**

N/A YES NO UNKNOWN

(a) Any soil stability problems?..... X

(b) Has the property ever had a drainage, flooding, or grading problem?..... X

(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?..... X

If yes, what is the flood zone? \_\_\_\_\_

(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? ..... X

Explain: \_\_\_\_\_

**5. BOUNDARIES**

N/A YES NO UNKNOWN

(a) 1. Have you ever received a staked or pinned survey of the property?..... X

2. Are the boundaries marked in any way?..... X

3. Do you know the boundaries? If yes, provide description below..... X

Explain: \_\_\_\_\_

(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? ..... X

Explain: \_\_\_\_\_

**6. WATER**

N/A YES NO UNKNOWN

(a) 1. Source of water supply city

2. Are you aware of below normal water supply or water pressure? ..... X

(b) Is there a water purification system or softener remaining with the house?..... X

(c) Has your water ever been tested? If yes, provide results below..... X

Explain: \_\_\_\_\_

**7. SEWER SYSTEM**

N/A YES NO UNKNOWN

(a) Property is serviced by:

1. Category I. Public Municipal Treatment Facility..... X

2. Category II. Private Treatment Facility..... X

3. Category III. Subdivision Package Plant..... X

4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant")..... X

5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal..... X

6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system..... X

7. Category VII. No Treatment/Unknown..... X

Name of Servicer (if known): \_\_\_\_\_

(b) For properties with Category IV, V, or VI systems:

Date of last inspection (sewer): \_\_\_\_\_

Date of last inspection (septic): \_\_\_\_\_ Date last cleaned (septic): 4-22-19

(c) Are you aware of any problems with the sewer system?..... X

Explain: \_\_\_\_\_

Initials (Seller) EOR Date/Time 5-2-19/1:02pm

Initials (Buyer) \_\_\_\_\_ Date/Time \_\_\_\_\_

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PROPERTY ADDRESS: 2025-A Midway Road, Midway, Kentucky

8.	CONSTRUCTION/REMODELING	N/A	YES	NO	UNKNOWN
(a)	Have there been any additions, structural modifications, or other alterations made?	—	<u>X</u>	—	—
(b)	Were all necessary permits and government approvals obtained?.....	—	—	—	<u>X</u>
	Explain: _____				
9.	HOMEOWNER'S ASSOCIATION	N/A	YES	NO	UNKNOWN
(a)	1. Is the property subject to rules or regulations of a homeowner's association?.....	—	—	<u>X</u>	—
	2. If yes, what is the yearly assessment? \$ _____				
	3. Homeowner's Association Name: _____				
	HOA Primary Contact Name: _____				
	HOA Primary Contact Phone No. _____				
(b)	Are you aware of any condition that may result in an increase in taxes or assessments?.....	—	—	<u>X</u>	—
(c)	Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?.....	—	<u>X</u>	—	—
	Explain: <u>Fences</u>				
10.	MISCELLANEOUS	N/A	YES	NO	UNKNOWN
(a)	Was this house built before 1978? .....	—	<u>X</u>	—	—
(b)	Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?.....	—	—	<u>X</u>	—
(c)	1. Are you aware of any testing for radon gas? <u>Don't have results</u>	<u>X</u>	—	—	—
	2. Results, if tested _____				
(d)	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?..... <u>Cistern</u>	—	<u>X</u>	—	—
(e)	Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination).....	—	—	—	<u>X</u>

**METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT**

A property owner who chooses **NOT** to decontaminate a property used in the production of methamphetamine **MUST** make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

(f)	Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?.....	—	—	<u>X</u>	—
(g)	Are you aware of any damage due to wood infestation?.....	—	—	<u>X</u>	—
(h)	1. Has the house or other improvements ever been treated for wood infestation?	—	—	—	<u>X</u>
	2. If yes, when, by whom, and any warranties? _____				
(i)	Are you aware of any existing or threatened legal action affecting this property?.....	—	—	<u>X</u>	—
(j)	Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?.....	—	—	<u>X</u>	—
(k)	Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?.....	—	—	<u>X</u>	—
(l)	Are you aware of any other conditions that are defective with regard to this property?.....	—	—	<u>X</u>	—
(m)	Are there any environmental hazards known to seller? E.g., methamphetamine contamination? .....	—	—	<u>X</u>	—
(n)	Are there any warranties to be passed on?.....	—	—	<u>X</u>	—
(o)	Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? If yes, please explain: _____	—	—	—	<u>X</u>
(p)	Are you aware of the existence of mold or other fungi on the property?.....	—	—	<u>X</u>	—
(q)	Has this house ever had pets living in it? <u>Dogs &amp; Cats</u>	—	<u>X</u>	—	—
	If yes, Explain _____				
(r)	Is the property in a historic district?.....	—	—	—	<u>X</u>

Initials (Seller) \_\_\_\_\_ Date/Time \_\_\_\_\_

Initials (Buyer) \_\_\_\_\_ Date/Time \_\_\_\_\_

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PROPERTY ADDRESS: 2025-A Midway Road, Midway, Kentucky

SPACE FOR ADDITIONAL INFORMATION

I have never personally lived in this house.  
I am an heir

Seller states that the information contained in this Disclosure of Property Condition Form is complete and accurate to the best of his/her/their knowledge and belief. Seller agrees to immediately notify Buyer of any changes that may become known to Seller prior to closing by providing a written addendum hereto.

[Signature] 5-2-19  
Seller Date

Seller Date

\*\*\*\*\*  
THE REAL ESTATE AGENT NAMED HERE, \_\_\_\_\_, HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREBY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*  
THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE AGENT SHALL SO INFORM THE BUYER.

Seller: \_\_\_\_\_ Seller: \_\_\_\_\_  
Date: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*  
THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Real estate agent: \_\_\_\_\_ Date: \_\_\_\_\_

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer Date Buyer Date

THIS FORM PROVIDES THE MINIMUM DISCLOSURES REQUIRED BY LAW. SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

Initials (Seller) \_\_\_\_\_ Date/Time \_\_\_\_\_

Initials (Buyer) \_\_\_\_\_ Date/Time \_\_\_\_\_



**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: 5/2/19 CONTRACT DATE: \_\_\_\_\_ CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 2025-A Midway Road, Midway, Kentucky

**Lead Warning Statement**

*Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.*

**Seller's Disclosure (Initial)**

EM (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):  
☐ Known lead-based paint and/or paint hazards are present in the housing. (explain): \_\_\_\_\_

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

EM (b) Records and Reports available to the seller (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below): \_\_\_\_\_

☒ Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (Initial)**

\_\_\_\_\_ (c) Purchaser has received copies of all information listed above

\_\_\_\_\_ (d) Purchaser has received the pamphlet **Protect Your Family From Lead in Your Home**

\_\_\_\_\_ (e) Purchaser has (check one below):

☐ Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (Initial)**

\_\_\_\_\_ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller <u>EM</u>	Date <u>5-2-19</u>	Buyer _____	Date _____
Seller _____	Date _____	Buyer _____	Date _____
Agent _____	Date _____	Agent _____	Date _____