

1632-1853 NEWTOWN PIKE

151.77 Acres

Georgetown, Scott County, Kentucky



Beautiful acreage
fronting Newtown Pike
just minutes from the
Kentucky Horse Park!



Consisting of three tracts which
must be sold as a whole as is it
protected by the PDR program.

Offered Exclusively By



www.kyhorsefarms.com

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



The 53-acre parcel,
currently used as horse
turnout paddocks and hay
operation, is almost
completely surrounded by
the North Elkhorn Creek!





The two remaining parcels, totaling 98.77 acres, also fronts Newtown Pike and Stone Road and is currently in crops and cattle use.



The combination of wonderful, productive land, Elkhorn Creek frontage with the private building site, and a wonderful location (just outside of Fayette County) makes for a highly desirable purchase at \$8,580 per acre!

Offered Exclusively By

PRICE: \$1,300,000.



www.kyhorsefarms.com

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859-340-0302

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsA	Ashton silt loam, 0 to 4 percent slopes	All areas are prime farmland	0.1	0.1%
CyF	Cynthiana-Rock outcrop complex, 20 to 50 percent slopes	Not prime farmland	0.4	0.8%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	20.1	36.5%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	2.6	4.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	27.0	49.0%
W	Water	Not prime farmland	4.9	8.9%
Totals for Area of Interest			55.1	100.0%



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CyF	Cynthiana-Rock outcrop complex, 20 to 50 percent slopes	Not prime farmland	2.2	2.1%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	24.4	23.4%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	14.4	13.8%
McD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	5.4	5.2%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	57.8	55.4%
Totals for Area of Interest			104.2	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 151.77 +/- ACRES IN 3 TRACTS - 1853 Newtown Pk (26.53), 1795 Newtown Pk (92 +/-), 1632 Newtown Pk (53 +/-) 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	___	N/A	___
(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	—	✓	—
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?	—	—	—
12. 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?	—	✓	—
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom?	—	✓	—
(i) Are you aware of any underground storage tanks?	—	✓	—
(j) 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?	—	✓	—
(l) Are any sink holes being used as a dump?	—	✓	—
(m) To your knowledge, has the property been used for anything besides agricultural purposes?	—	✓	—
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	—	✓	—
(o) Have you ever had a soil analysis done?	✓	—	—
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?	—	✓	—
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?	—	✓	—
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>Pat C. Davis</u>	<u>5/30/2019</u>	<u>12:00 noon</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

If you have specific questions please consult an attorney.
The Lexington-Bluegrass Association of Realtors disclaims any and all liability that may result from your use of this form.