

CANTERBURY FARM

477 Harrods Creek Road
Paris, Bourbon County, Kentucky
156 +/- Acres

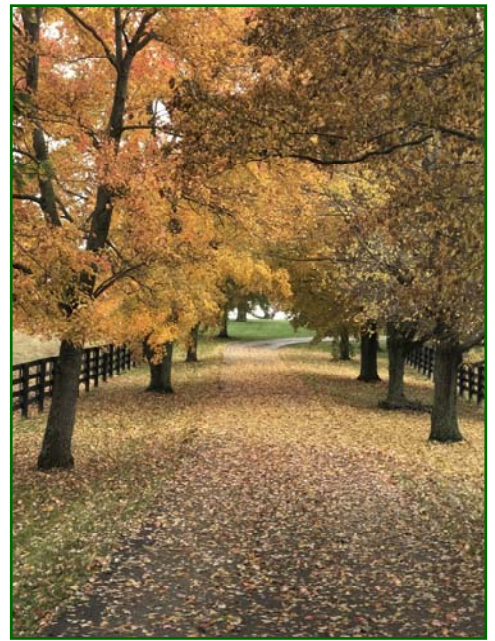
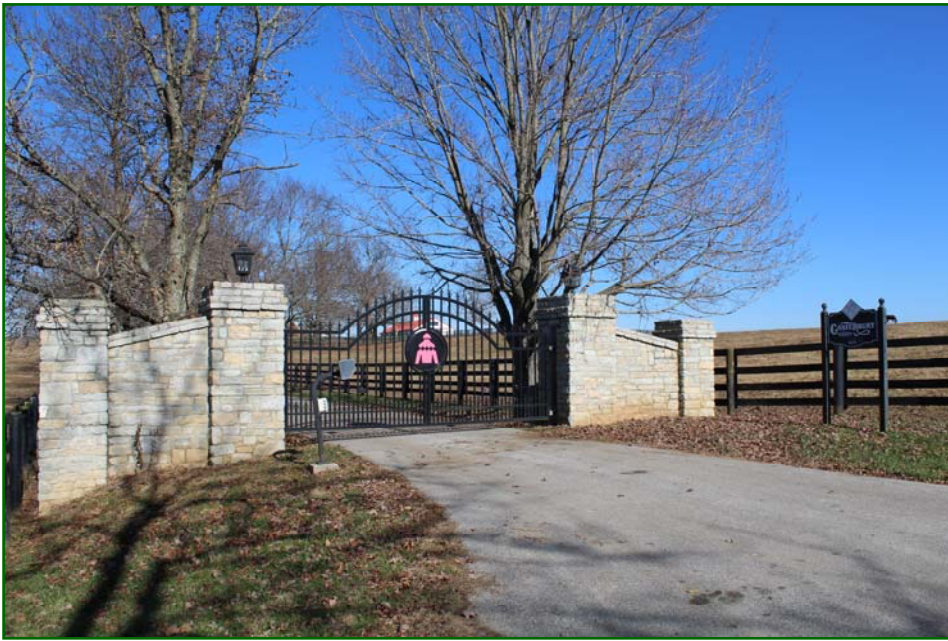


Offered Exclusively By



www.kyhorsefarms.com

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



Canterbury Farm possess all the requisites of a highly-desirable equestrian operation: the stone and wrought-iron gated entrance, tree-lined driveway [all primary roads are paved], fenced and cross-fenced paddocks and pastures, heated automatic waterers, and quality-built barns that are well-placed for horse handling.

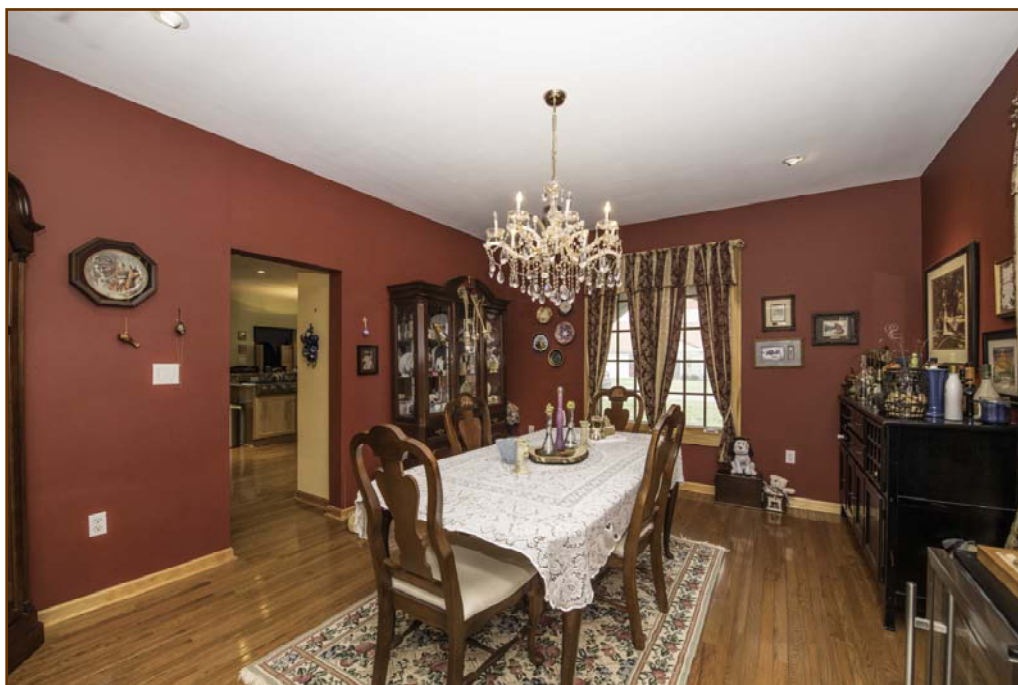
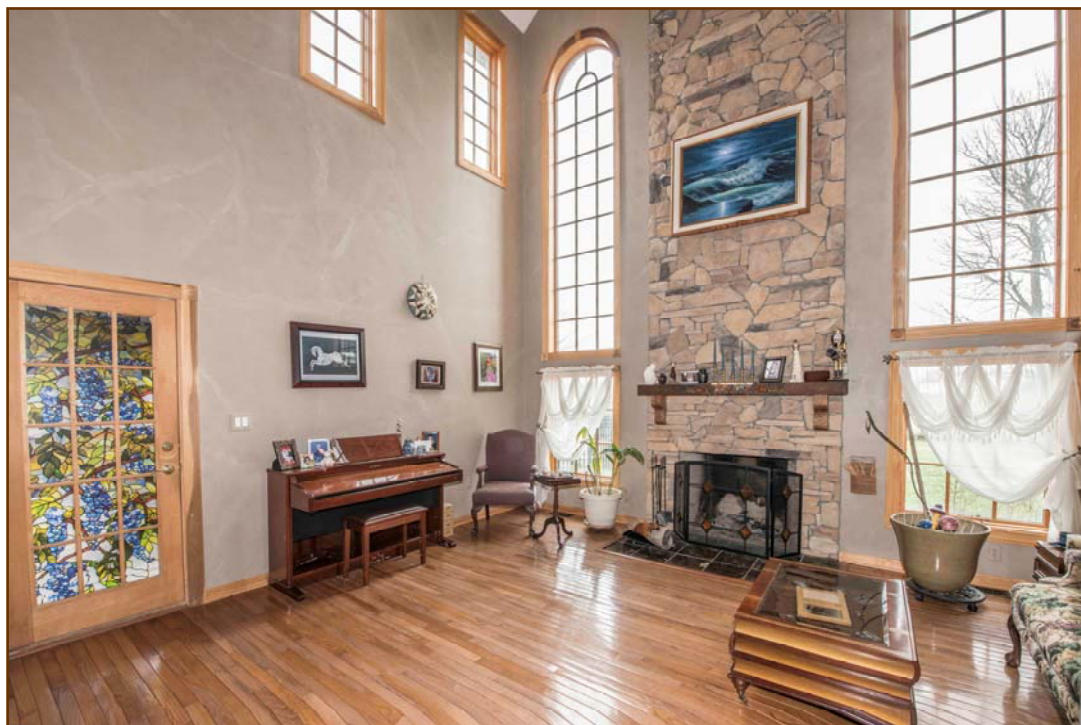
The traditional exceptionally well-built two-story brick house, situated in a curtilage of hundred-year-old oak trees, is only 14 years old and is accented by an arched front entry; arched side entry; Palladium windows in the front and rear; large rooms, architectural details, excellent traffic flow for entertaining, and all the finishes expected in a 6,600 square foot home.

The kitchen boasts hickory cabinetry, Jenn-Air appliances, granite countertops, and two pantries. There are four ensuite bedrooms, one of which is currently used as an exercise room, and the laundry room is located just off the master suite. A two-level guest apartment can be accessed via a second floor landing or a separate outside entrance.

Home mechanical amenities include an imported Buderus radiant hot water heating system that serves both floors, 3 HVAC units, and a Generac generator. The basement has a B-Dry system. A Culligan water filtration system serves the house and entire farm.

Horse improvements include three picturesque barns, with a total of 41 stalls; a 60' x 160' concrete block maintenance/hay storage building; Kraft eight-horse hot walker with indoor arena; and a shed row equipment storage building at the rear of the property.

Maple hardwood flooring throughout the first floor accents the large great room with its dramatic floor-to-ceiling stone wood-burning fireplace and floor-to-ceiling Palladium windows. The door from this area leads to a salt-water pool (the liner was replaced two years ago).



The chandelier does not convey.

The sweeping curved staircase at the entrance is one of two staircases with the second being at the rear of the second floor landing that leads to the great room and kitchen.



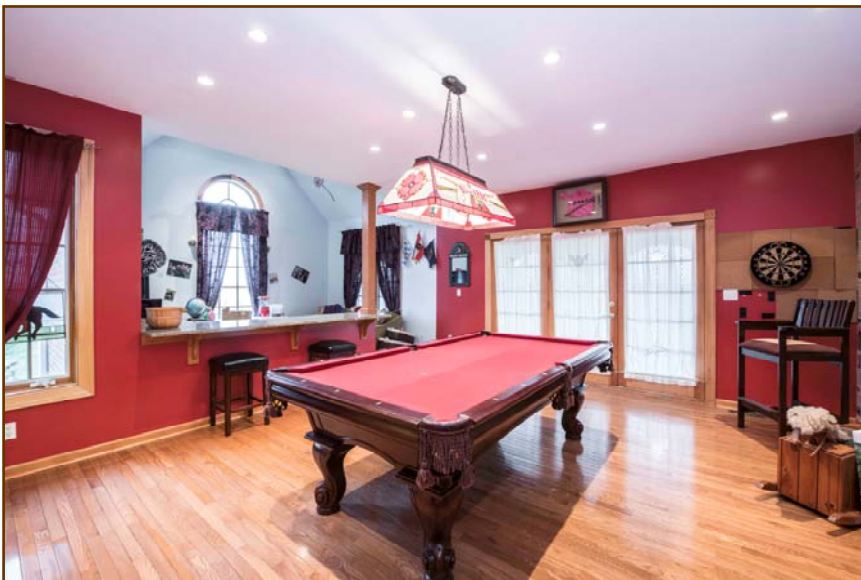


Beautiful kitchen area features hickory cabinetry, double white ceramic farm sink, Jenn-Air grill with down-draft, high-end appliances including double oven and side-by-side refrigerator. Breakfast bar and dining nook with banquette and Tiffany light fixture.

Separate coffee bar area and two pantries.

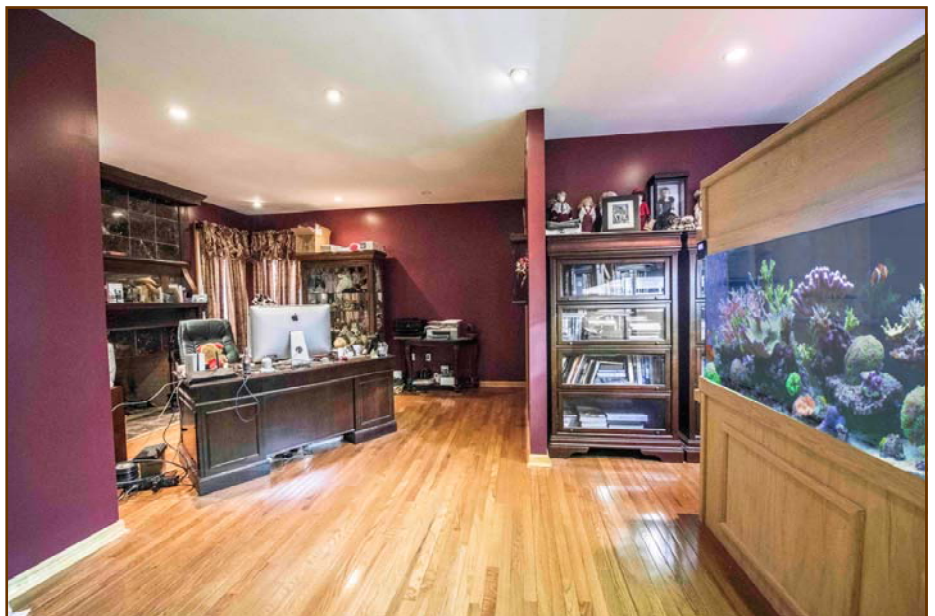


Huge secondary great room to the left of the entrance accommodates a large seating area; adjoins billiards room.

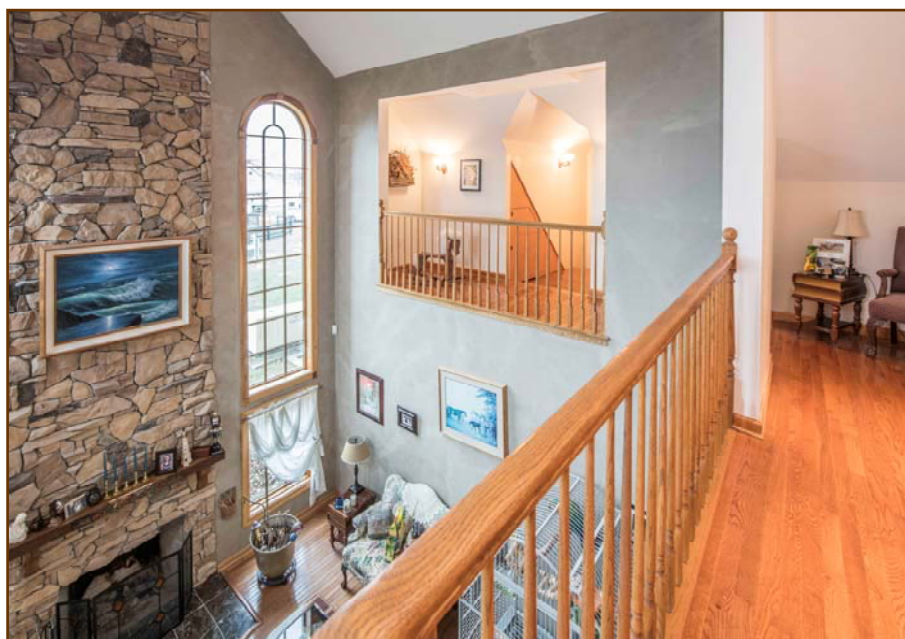


Cleverly-designed billiards room with dry bar area features racing form wallpaper and a gorgeous billiards-themed hanging light. The triple-paneled door also accesses the pool.

Spacious office with adjacent half bath. This large multi-purpose room features an antique-flavored mantel with marble surround.



Lovely curved landing and stair railings lead to four ensuite bedrooms and upstairs laundry room.



Catwalk with panoramic view of lower level to self-contained two-story apartment consisting of a second-floor bedroom, full bath, staircase to lower level which contains a living room, full bath, and roughed-in kitchen.

This guest suite apartment also has a private entrance.

Huge cove-ceiling master bedroom with floor-to-ceiling tiled wood-burning fireplace also has two walk-in closets. The spacious bath features glass vanity bowls, corner Jacuzzi tub, and large tiled walk-in shower. You will discover a craft room adjoining the master bedroom closet.





Additional Features

- Well-built two-story brick home with self-contained two-story apartment with a separate outside entrance in addition to a door leading from second floor balcony into bedroom and bath area.
- Light maple hardwood flooring throughout the first floor.
- Ceramic tile in entrance and bathrooms; versatile Legado carpet in bedrooms which has the appearance of wall-to-wall carpet but gives on the ability to lift and replace stained pieces.
- All high-end appliances with eat-in kitchen that features both booth and bar stool area with Tiffany light fixtures.
- Beautiful hickory kitchen cabinetry and two pantries.
- Radiant hot water floor heating on both levels.
- Imported German Buderus boiler heating system and Culligan water filtration system.
- Three HVAC heat pumps—one was replaced in 2016.
- Formal dining room's one-of-a-kind chandelier does not convey.
- Sauna in master bath does not convey.

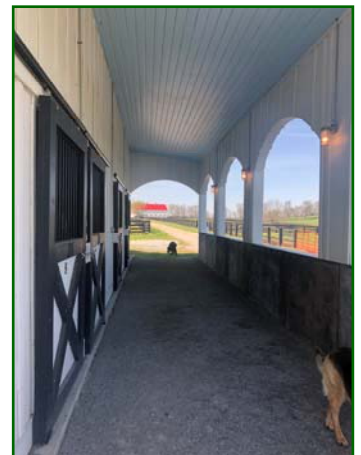
Barn 1

This solid poured concrete barn features 12 padded 12' x 12' stalls with Lucas doors, mats, and hay racks; Lucas doors at either end; a tongue and groove cove ceiling; spacious office area with bead board wall and ceiling, walnut cabinetry, and brick floor; heated feed/tack room, mid-barn hay access, and two hay lofts. A cupola completes this beautiful barn.



Barn 2

Adjacent 15-stall barn consists of 7 interior 15' x 15' stalls with Lucas doors; a tack room; loft hay storage; tongue and groove cove ceiling; foam pavers; and double Lucas barn doors. 8 shed row stalls measure 15' x 12'. A loading chute is just outside the front of the barn.



Covered Kraft 8-horse hot walker with sprinkler system. Mechanism is ceiling-mounted to allow for indoor arena.



Barn 3 is adjacent to the hot walker features Hardie board siding, 17 stalls that measure 12' x 12' and 1 stall measuring 12' x 24', tongue and groove walls, mats, foam pavers, overhead hay storage, and heated wash bay.



Barn 3 also has an office area with tack room, washer, dryer, half bath, and foam pavers.

60' x 160' poured solid concrete block maintenance/equipment building with electric overhead doors and concrete floor. Equipment/storage area measures 60' x 140'. Inside you will discover a two-room beer brewing operation measuring 20' x 40' with HVAC and an adjacent refrigerated room. The interior tool room is 20' x 20'.





Canterbury Farm offers a rare opportunity to buy an exceptionally well-maintained farm with a lovely brick home with attached guest quarters, three excellent barns (a total of 41 stalls) with metal roofs, four-board plank fencing, automatic waterers, 37 acres in hay that produces 2,800 square bales, and a well that supplies this farm as well as two other. City water is also connected to all water sources.

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PRICE: \$2,789,000.

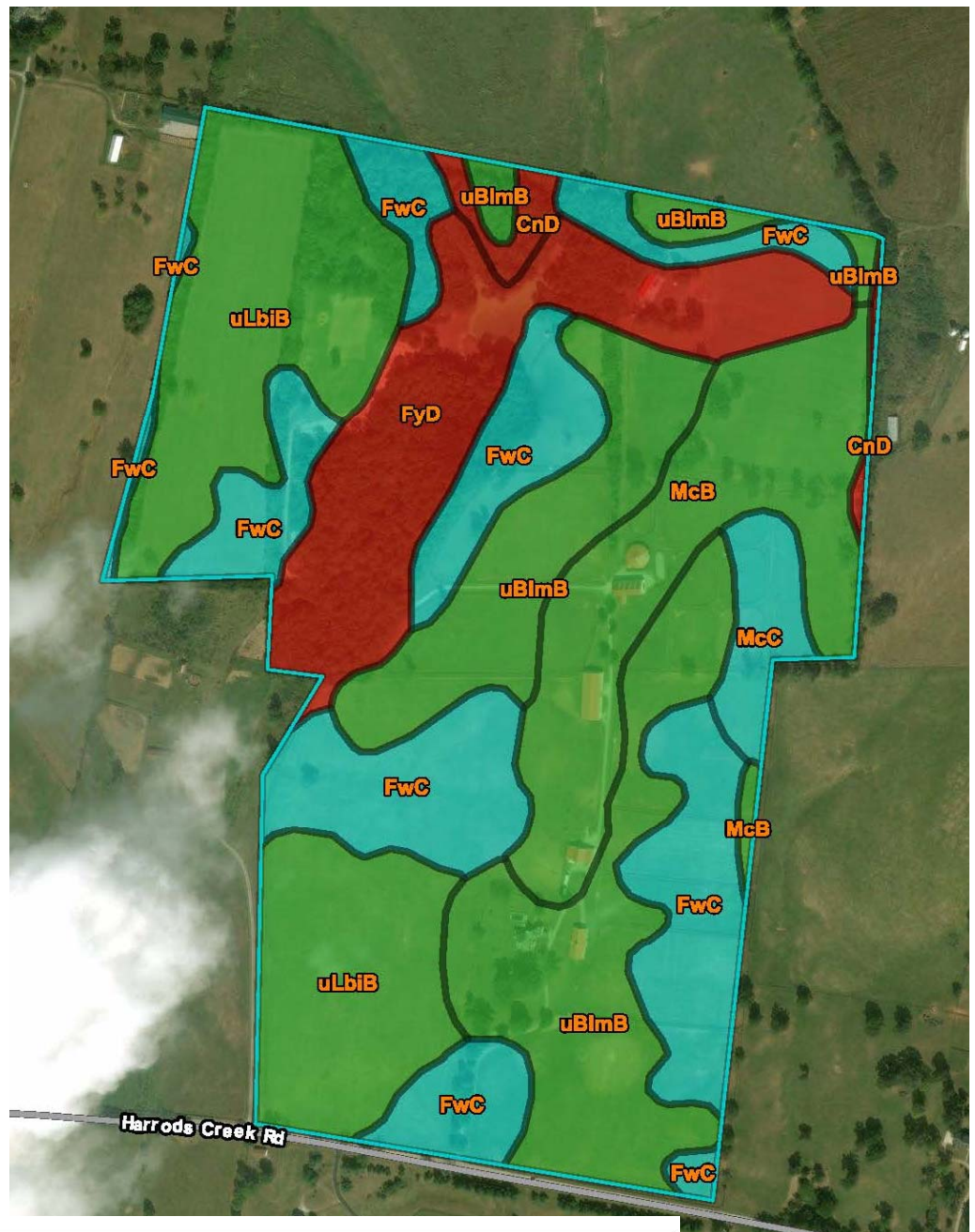


Mary Sue Walker-Hughes
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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CnD	Cynthiana-Faywood complex, very rocky, 6 to 20 percent slopes	Not prime farmland	2.3	1.4%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	39.4	24.8%
FyD	Faywood silty clay loam, 12 to 20 percent slopes	Not prime farmland	22.2	14.0%
McB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	21.5	13.5%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	4.1	2.6%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	35.2	22.2%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	33.8	21.3%
Totals for Area of Interest			158.5	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 477 Harrods Creek Road, Paris, KY

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

DATE:

	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?		/	

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

Yes No Unknown

- (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?
- (e) Are there any assessments other than property assessments that apply to this property?
- (f) Are you aware of any damage due to wood infestation?
- (g) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom?
- (h) Are you aware of any underground storage tanks?
- (i) Are you aware of any past or present chemical contamination to the soil and/or water on this property?
- (j) Are you aware of any dumps on the property, present or past?
- (k) Are any sink holes being used as a dump?
- (l) To your knowledge, has the property been used for anything besides agricultural purposes?
- (m) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?
- (n) Have you ever had a soil analysis done? If yes, by whom and when?
- (o) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?
- (p) 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.

Albert J. Jones 12/6/18 10am
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.