

PHYLAR FARM

77.85 Acres

2991 West Leestown Pike

Midway, Kentucky



OFFERED EXCLUSIVELY BY



www.kyhorsefarms.com

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



Ideally-located just over 5 miles from the desirable and quaint town of Midway, Phylar Farm's centerpiece is its 4,295 square foot custom-built one-owner home. Constructed in 1992, this lovely home features a luxurious first floor master suite, a wonderful kitchen, and large family room. The upstairs contains three bedrooms, two full baths, a sitting plus bonus room. The partially-finished lower level contains a bedroom, rec room, and half bath. The owner installed new windows in 2007, a new roof in 2009, and the home features geothermal heating.

Situated on some of the best land in Central Kentucky (almost 85% Maury Silt loam—the best in the Bluegrass, this horse farm features a 17-stall horse barn with work and wash bay room, tack room, lab with half bath, and open attached shed.

Additional improvements include a metal hay/equipment building and two run-in sheds.

Should you desire additional acreage, the adjoining farm with 86 acres, 15 stalls, and a circa 1854 house is available for sale!

MAIN RESIDENCE:

First Floor



Entrance Hall: 6' x 15'.
Dentil crown molding, hardwood floor.

Family Room: 24.5' x 19'.
Hardwood floor, Wood-burning gas fireplace, dentil crown molding, double French doors to glassed-in porch.



Dining Room: 13' x 15'.
Hardwood floor and dentil crown molding. Opens to kitchen and family room.

Kitchen: 16' x 17.5'. Tile floor, 9' ceiling, eat-in nook, eat-on island with granite top, Barber cabinets with granite counter tops, double oven, double sink, range top, microwave, tiled back splash, and crown molding.



Master Suite:

Bedroom (15'9" x 17'9") with hardwood floor and crown molding.



Bath (12' x 13') with tile floor, dressing table, 2 vanities—each with a copper sink and granite counter top, tiled shower—renovated 5 years ago.

Walk-in closet (7.5' x 12')



Office: 13' x 15'. Carpet, chair rail, and crown molding.



Powder Room: Tile floor with pedestal sink.

Laundry Room: Large room with sink, refrigerator, and cabinets.

Glassed-in Porch: Roughly 13'8" x 25.5'. Located off the family room and features wonderful views of the farm.



Garage: Heated oversized 2-car, new floor (2016), cabinets, front and rear man doors.



Second Floor

Bedroom: 9.5' x 16'. Carpet, unheated storage room (10' x 29' and 8.5' x 3'9")

Bedroom: 13'3" x 12.5'. Carpet, dormer window, and two closets.

Bedroom: 12'4" x 19'. 2 dormer windows and 2 walk-in closets.

Hall Bath: Tile floor and closet.



Sitting Room: 14'9" x 11.5'. Carpet and dormer window.

Full Bath: 9.5' x 15'9". Vinyl floor, dressing table, sunken bathtub, closet.



Basement

Bedroom: 11.75' x 15'.
Carpet (no closet).



Rec Room: 525 +/- square feet which is carpeted and contains a bar with granite counter top.

Three unfinished rooms but two are framed in.

Half Bath: 5'9" x 9'9".
Carpet



Farm Improvements

17 Stall Horse Barn

- Stalls measure 11' x 13.5'
- 15' aisle
- lab with half bath
- 19.5' x 23' work room with two cross ties and work areas
- 14' x 28' tack room
- attached 5-bay open shed



Blitz Metal Equipment Building (40' x 60' with a concrete floor)

Open Metal Equipment Building (40' x 96')

Metal Run-in Shed (14' x 40')

Three Metal Run-in Sheds (18' x 32')

Plank Fencing

6 Paddocks

5 Fields

City Water





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PRICE: \$1,300,000.



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

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	5.6	7.3%
uMimC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	0.6	0.7%
Subtotals for Soil Survey Area			6.2	8.0%
Totals for Area of Interest			77.1	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	3.5	4.6%
Lc	Lawrence silt loam, 0 to 2 percent slopes	Prime farmland if drained	1.8	2.3%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	2.1	2.7%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	5.3	6.9%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	All areas are prime farmland	0.3	0.4%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	43.9	56.9%
uMimC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	14.0	18.1%
Subtotals for Soil Survey Area			70.9	92.0%
Totals for Area of Interest			77.1	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 2991 West Leestown Rd W. Leestown, KY 40347 DATE: 4-24-19
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? <u>Reynold 2009</u> | ✓ | — | — |
| (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. <u>Lina fence 50/50</u> | ✓ | — | — |
| (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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Electric lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Natural Gas/Propane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Telephone lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Septic/Field lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(o) Have you ever had a soil analysis done?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, by whom and when, <u>Soil Conservation Office</u>			
(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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. If the answer was "yes" to any of the above questions, please explain.			
<u>Animals Buried</u>			

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.

Angela De 4-24-18 8:25 PM Angela De 4-24-18 8:25 PM
 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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