

PARRISH HILL FARM

125 +/- ACRES

Versailles, Woodford County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



Justice Real Estate is proud to offer you a rare opportunity to acquire a 125-acre horse farm with a gracious c.1795 main residence containing approximately 4,750 square feet. The farm is located on quiet Rose Lane across the road from Glenwood, home of Triple Crown Winner JUSTIFY and in the immediate area of Coolmore Ashford and Diamond A.

The gracious main residence began as a four-room brick cottage (c.1795); the Georgian front was added c.1840. The first floor contains a large entry foyer, living room, country kitchen, library/office, large dining room, and a 15.3' x 40.3' family room with brick walls and tons of windows. The second floor contains four bedrooms and two full baths.

This fully-fenced horse farm consists of three horse barns with 45 stalls (one barn was built in 2015), five fields, 14 paddocks, an office, equipment shed, and round pen.

MAIN RESIDENCE:

First Floor

Entrance Foyer: 10.75' x 16.5',
hardwood floor, top and side panels
around the front door, 11' ceiling.



Living Room: 17.25' x 19',
hardwood floor with
fireplace, 11' ceiling (seller to
retain light fixture).



Library/Office: 17.25' x
19', hardwood floor,
fireplace, two closets, 11'
ceiling.

Kitchen: 13.5' x 18.25',
hardwood floor, fireplace, 2
window wells, large pantry,
9.75' ceiling.



Dining Room:
16.25' x 18', hard-
wood floor, fireplace,
crown moulding, open
to family room and
side porch, 9.75' ceil-
ing. Seller to retain
light fixture.



Family Room: 15.3' x 40.3'; contains informal dining area with tile floor—hardwood floor in family room portion; brick accent wall; 2 doors to side and rear deck; door to dining room, library, and middle hall; auxiliary BBE heat; 10.75' ceiling. Seller to retain fixture over informal dining table.



Full Bath off middle hall

Laundry: 6.75' x 13.5', deep sink, washer/dryer hook-up

L-Shaped Deck renovated in 2018



Second Floor

Landing: 6.5' x 14.5', hardwood floor.

Bedroom: 16.75' x 19', hardwood floor, 2 closets, 9.25' ceiling.

Full Hall Bath: 10.5' x 12.3', tiled tub/shower, bidet, linen closet.

Bedroom: 16.3' x 19', hardwood floor, fireplace, 2 closets, door to both baths and rear hall, 9.25' ceiling.



Full Bath: 6.25' x 13.5', hardwood floor, double sinks, built-ins.

Middle Bedroom: 16.3' x 15.75', carpet, dormer.

Rear Bedroom: 10.3' x 16.3', carpet, dormer.





HORSE IMPROVEMENTS:

13 Stall Charlie Parker Built Barn

- Stalls measure 12' x 14'
- 14.5' aisle
- Utility bay
- Rear windows
- Metal siding and doors
- Built in 2015



11 Stall Foaling Barn

- Stalls measure 11' x 13.5'
- Tack room
- Half bath
- 15' aisle



21 Stall Yearling Barn

- Stalls measure 11.5' x 11.5'
- Heated tack room
- Loft over 15' aisle
- Rear windows
- 17' x 21' concrete block feed and tool room with exterior door.

28' x 56' Frame Four-Bay Equipment Shed with metal siding

Office (mobile home)

14 Paddocks

5 Fields

An excellent location—but on a very quiet road with a wonderfully laid-out and “shaped” farm. City water and two ponds with a smattering of mature trees.



Information contained herein is believed to be accurate but is not warranted

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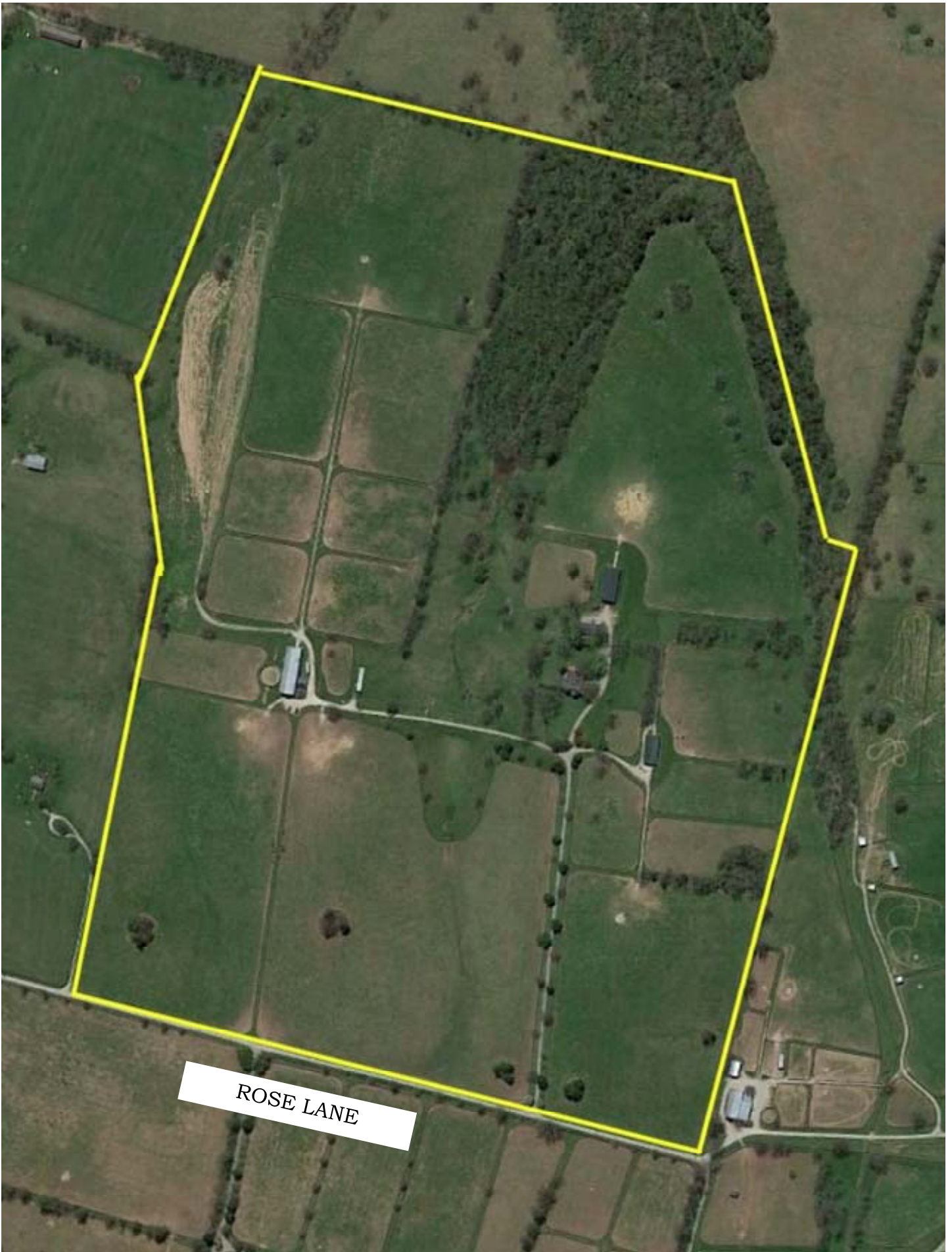
PRICE: \$2,595,000.



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

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ROSE LANE



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	0.1	0.1%
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	12.3	9.9%
FcF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes	Not prime farmland	3.8	3.1%
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	6.3	5.1%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	2.3	1.8%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	15.0	12.1%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	14.2	11.5%
MrD	McAfee-Rock outcrop complex, 6 to 20 percent slopes	Not prime farmland	5.7	4.6%
uBImB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	32.4	26.1%
uLbIB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	3.7	3.0%
uLmC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	2.9	2.3%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	24.7	19.9%
W	Water	Not prime farmland	0.8	0.6%
Totals for Area of Interest			123.9	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 1065 Roselane Versailles, Ky 40383 DATE: 7/23/19
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?	___	✓	___
(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>no agreement side fence lines</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? <u>roof leaks, trailer</u>	✓	___	___
(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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" 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 type="checkbox"/>	<input checked="" 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>FARM CLINIC 2009?</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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.

+Kocach 7/23/19 12:00pm
 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.

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: _____ CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 1065 Rose Lane, Versailles, 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)

X RR (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.

X RR (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)

BJ (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.

X Seller [Signature] Date 8/5/19 Buyer _____ Date _____
Seller _____ Date _____ Buyer _____ Date _____
Agent Bill Justice Date 8/2/19 Agent _____ Date _____