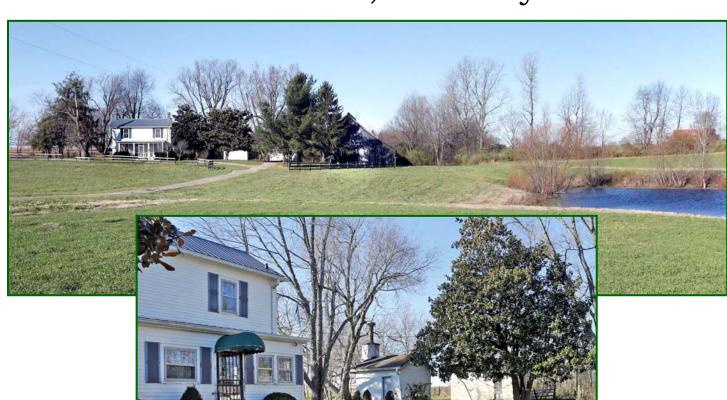
CLARK COUNTY FAMILY FARM

50 +/- Acres

3686 Combs Ferry Road Winchester, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

In the same family for over 60 years, this 50 acre farm offers a unique and special opportunity for a buyer! With 1,638 feet of frontage on Combs Ferry Road and 1,505 feet of frontage on Becknerville Road, the farm is almost square-shaped—allowing for numerous options for divisions, its highest and best use.





Its excellent soils, over 50% Maury Silt—the best in the Bluegrass, offer one the ability to farm today with an exit strategy for the future.

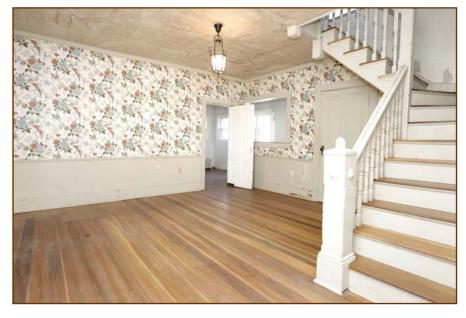


Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI	
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	3.9	7.9%	
McC	McAfee silt loam, 6 to 12 percent slopes	6.0	12.3%		
MfB2	McAfee silty clay loam, 2 to 6 percent slopes, eroded	2.8%			
MfC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	5.3	10.8%		
MfD2	McAfee silty clay loam, 12 to 20 percent slopes, eroded	Not prime farmland	6.4	13.0%	
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	ns, 2 to 6 percent farmland		47.0%	
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	2.5	5.0%	
W	Water	Not prime farmland	0.6	1.2%	
Totals for Area of Inter	rest		49.1	100.0%	



The quaint farmhouse, with lovely hardwood floors, is situated at the rear of the property in a wonderful curtilage overlooking the pond. This 2,300 square foot home features beautiful hardwood floors but is in need of total restoration; however, the owners replaced the roof and installed Hardie plank siding in 1998.





There are several outbuildings, including an older 8 bent tobacco barn with rudimentary stalls which offer little or no value.





The frame detached garage measures 20' x 24' with a concrete floor.

You'll also discover a frame 8'x16' storage building and a 12' x 20' former office (both of which offer little value).

Having said all that, the true value of this farm is in its land, location, and tremendous frontage. Located only 15 minutes from Hamburg shopping and 7 minutes from the bypass in Winchester.

Take advantage of this great opportunity!

Offered Exclusively By

PRICE: \$625,000.



Bill Justice, Agent 859-294-3200

www.kyhorsefarms.com

LEXINGTON-BLUEGRASS ASSOCIATION OF REALTORS 2250 Regency Road 276-3503

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT For use only by members of the Lexington-Bluegrass Association of Realtors

TODAY'S DAT	CONTRACT DATE:			CONTRACT #				
PROPERTY AI	DDRESS:_	3686	COMBS	FERRY	Rd.	W. NENESTEL,	Kg	40391
Lead Warning S	tatement							
Every purchaser of a	ny interest in	residential red	al property on	which a reside	ntial dwell	ing was built prior to 1978	is notifi	ied that such property may present
exposure to lead fron	i lead-based p	aint that may	place young	children at risk	of develop	ing lead poisoning. Lead	poisonin	ng in young children may produce impaired memory. Lead poisoning
poses a particular ris	k to pregnant	women The	seller of any	es, reaucea ini interest in resi	emgence qu dential real	uoueni, venaviorai proviei I property is reauired to pr	ns, ana i ovide the	impairea memory. Leaa poisoning buyer with any information on lea
based paint hazards f or inspection for poss	rom risk asses	ssments or ins	spections in th	e seller's posse	ssion and i	notify the buyer of any kno	wn lead	-based paint hazards. A risk assessi
Seller's Disclosu								
		f lead-based	paint and/	or lead-base	d paint ha	zards (check one belo	w):	
	☐ Known	lead-based	paint and/o	r paint haza	rds are pr	esent in the housing.	(explai	n):
						9:	(sacpana	
	Seller h	as no know	ledge of lea	ad-based pai	nt and/or	lead-based paint haza	rds in t	he housing.
CSC (b)	Records an	d Reports a	vailable to	the seller (cl	neck one	helow):		
							ertainir	ng to lead-based paint and/or
	lea	ad-based ha	zards in the	housing (li	st docum	ents below):	Citaliii	ing to read-based paint and/or
	-							
	Seller h	as no repor	ts or record	s pertaining	to lead-b	ased and/or lead-base	d paint	hazards in the housing.
Purchaser's Ack							- P	
(c)	Purchaser h	as received	d copies of	all informati	on listed .	ahawa		
(d)	Purchaser h	as received	the namph	let Protect	Your Fan	above nily From Lead in Yo	ur Hon	110
(e)	Purchaser h	nas (check o	one below):	not a roller .	var 1 un	my rrom Deau in 10	1100	nc.
	☐ Reques	sted opports	unity to con	duct a risk a	ssessmen	t or inspection for the	presen	ce of lead-based paint or lead-
	ba	sed hazard	s under the	same terms	and condi	tions as "Other Inspec	tions".	(See the offer to purchase
	☐ Waived	the opport	unity to cor	duct a risk a	ssessmen	nt or inspection for the	presen	ice of lead-based paint and/or
lead-base	ed paint haz	ards.						
Agent's Acknow	ledament (Initial						
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to ensure complia	nce.		o seriei oi i	ne serier s o	on gations	under 42 0.0.0. 400.	od and	is aware of marner responsion
Certification of								
		e reviewed	the inform	ation about	and soutifi	i, to the best of their l	manula	dge, that the information they
have provided is t	rue and acc	urate.	the informa	ation above a	ind Certif	y, to the best of their r	liowied	uge, that the information they
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Seller Land	Codel	V Date 3	29-2019	Buyer		Date		
Seller		_ Date		Buyer		Date		
Agent D		Date 3	100 1.					
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