

# CLARK COUNTY FAMILY FARM

50 +/- Acres

3686 Combs Ferry Road

Winchester, Kentucky



*Offered Exclusively By*



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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



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	Farmland of statewide importance	6.0	12.3%
MfB2	McAfee silty clay loam, 2 to 6 percent slopes, eroded	Not prime farmland	1.4	2.8%
MfC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	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	All areas are prime farmland	23.1	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%
<b>Totals for Area of Interest</b>			<b>49.1</b>	<b>100.0%</b>



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!

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PRICE: \$625,000.

Bill Justice, Agent  
859-294-3200

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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: 3686 COMBS FERRY Rd. WINCHESTER, LA 70391

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)

- (4) CSC (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.

- (4) CSC (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)

- (4) B (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.

Seller Carol Codell Date 3-29-2019 Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent B Date 3/22/19 Agent \_\_\_\_\_ Date \_\_\_\_\_