

COOPERS RUN STUD

722 Brentsville Road

93.118 Acres

Paris, Bourbon County, Kentucky



Historic Coopers Run Stud is a portion of the original farm owned by John Edwards, Kentucky's first U.S. Senator. This exceptional 93 acres is surrounded by superior breeding farms. Watercress, Benson's Greenwood Lodge, and Denali Stud...just to name a few...would be your neighbors!

The horses raised on these nearby fertile pastures include Elusive Quality, Rushing Fall, Diversify, and Street Boss—along with many more graded winners. Coopers Run Stud has the facilities and soil to be an excellent breeding facility plus an exceptional environment to break young horses. This farm is the perfect operation for your horse management program.

Offered Exclusively By



www.kyhorsefarms.com

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

Shed Row Barn

- 57' x 84'
- 12 stalls measuring 11' x 12'
- Twin shed rows of 14' width with a 11' cross aisle
- Well-ventilated



Rehab/Crew Building

- Crew and meeting room (26' x 35') with kitchenette, laundry, and side patio
- Rehab area (40' x 50') with space for 10 portable stalls or indoor turn-out.



14 Stall Barn

- Stalls measure 12' x 12'
- 14' aisle
- Small adjacent tack room

Surrounded by 8 paddocks and 2 fields.



Proper well house with great water output.

Top board electric wire on all fences.

Hay shed with equipment lean-to measures 40' x 84' and could be converted to a horse barn if necessary.

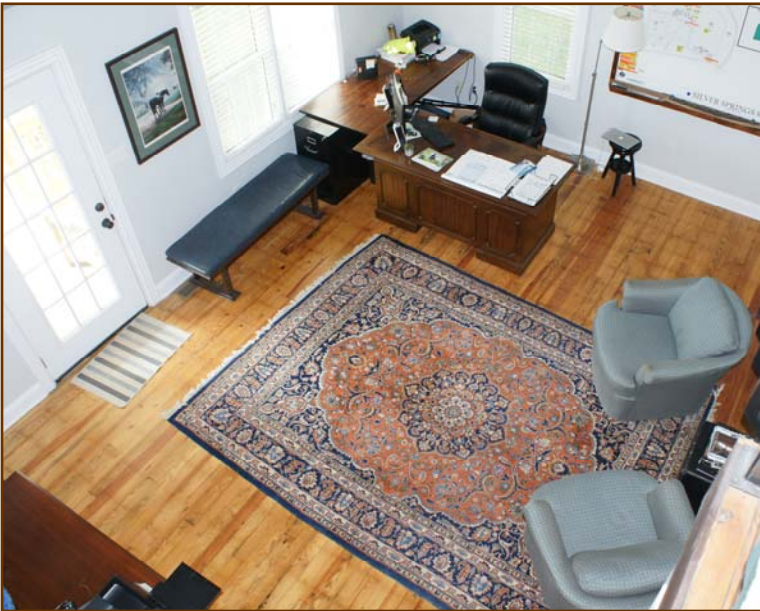


Turf Gallop with ability to finish uphill.



Office

- 1.5 stories with 1,355 square feet
- First floor (hardwood floor) open landscape area with private office
- Full bath
- Full kitchen
- Second floor manager's office





Coopers Run Stud is designed for the horse by a horseman.

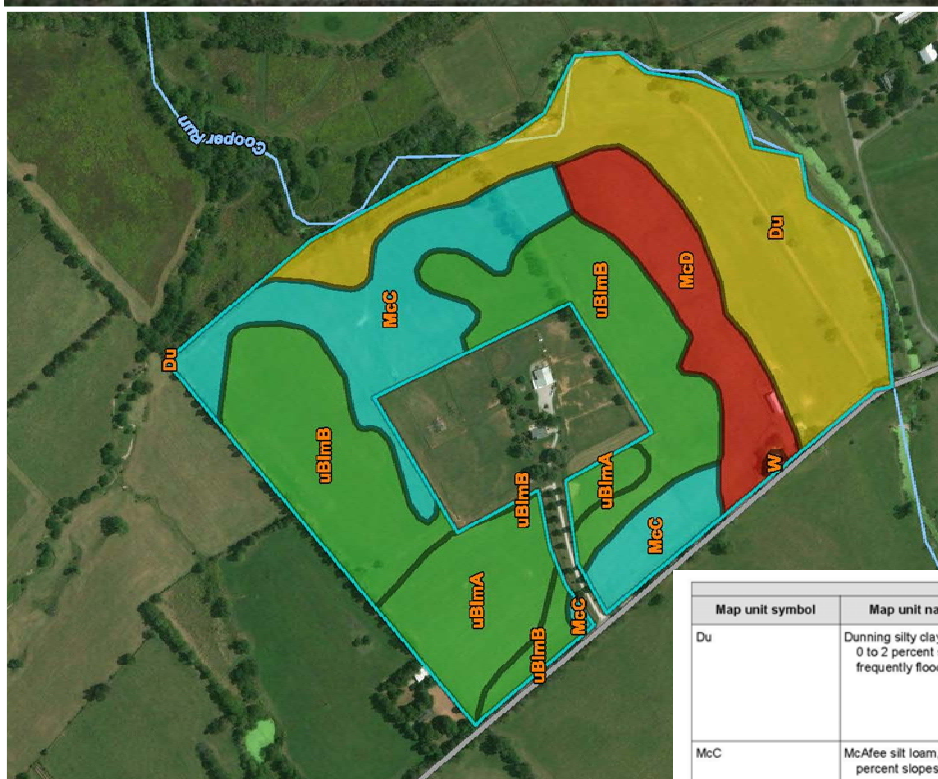
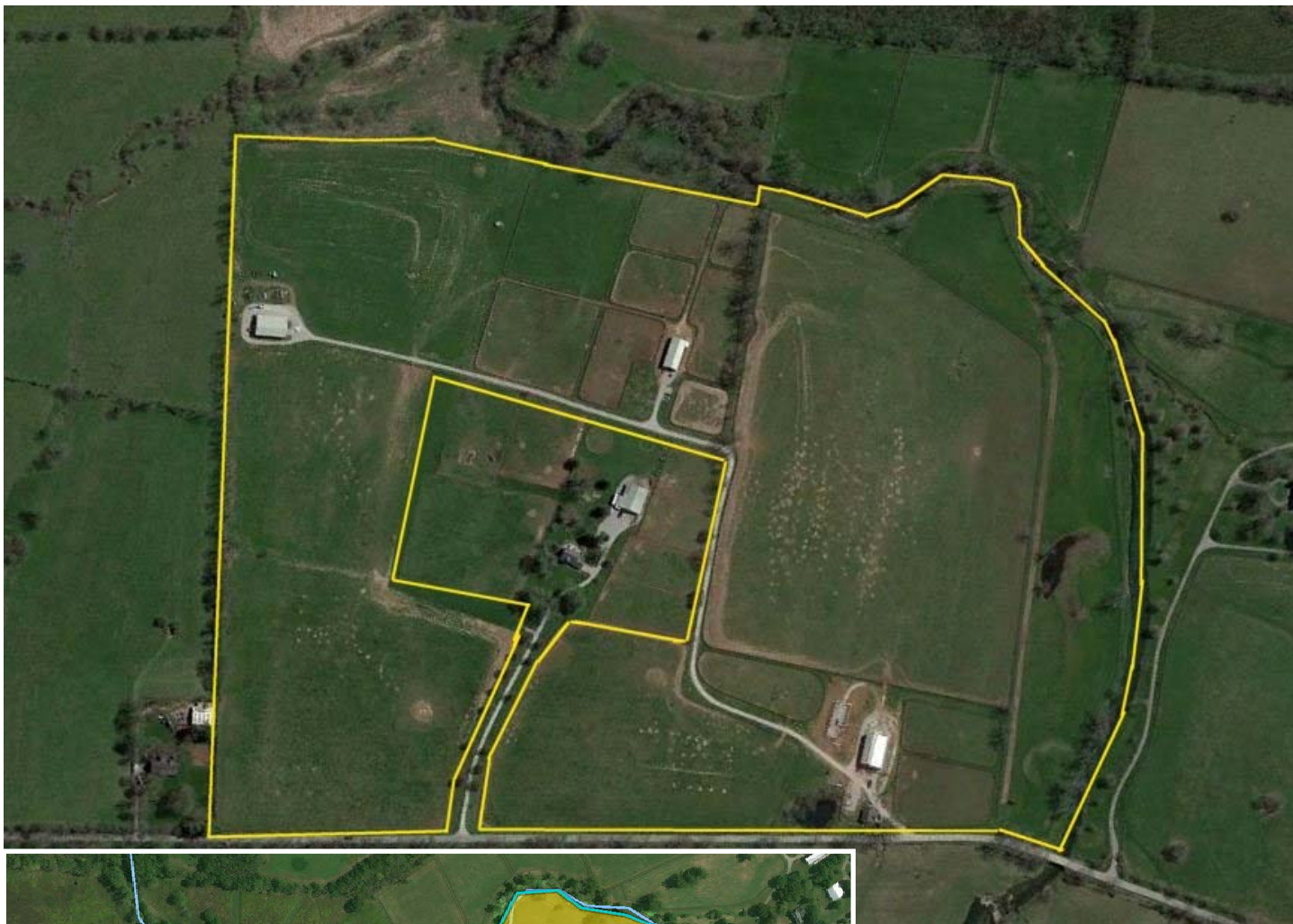
PRICE: \$1,300,000.



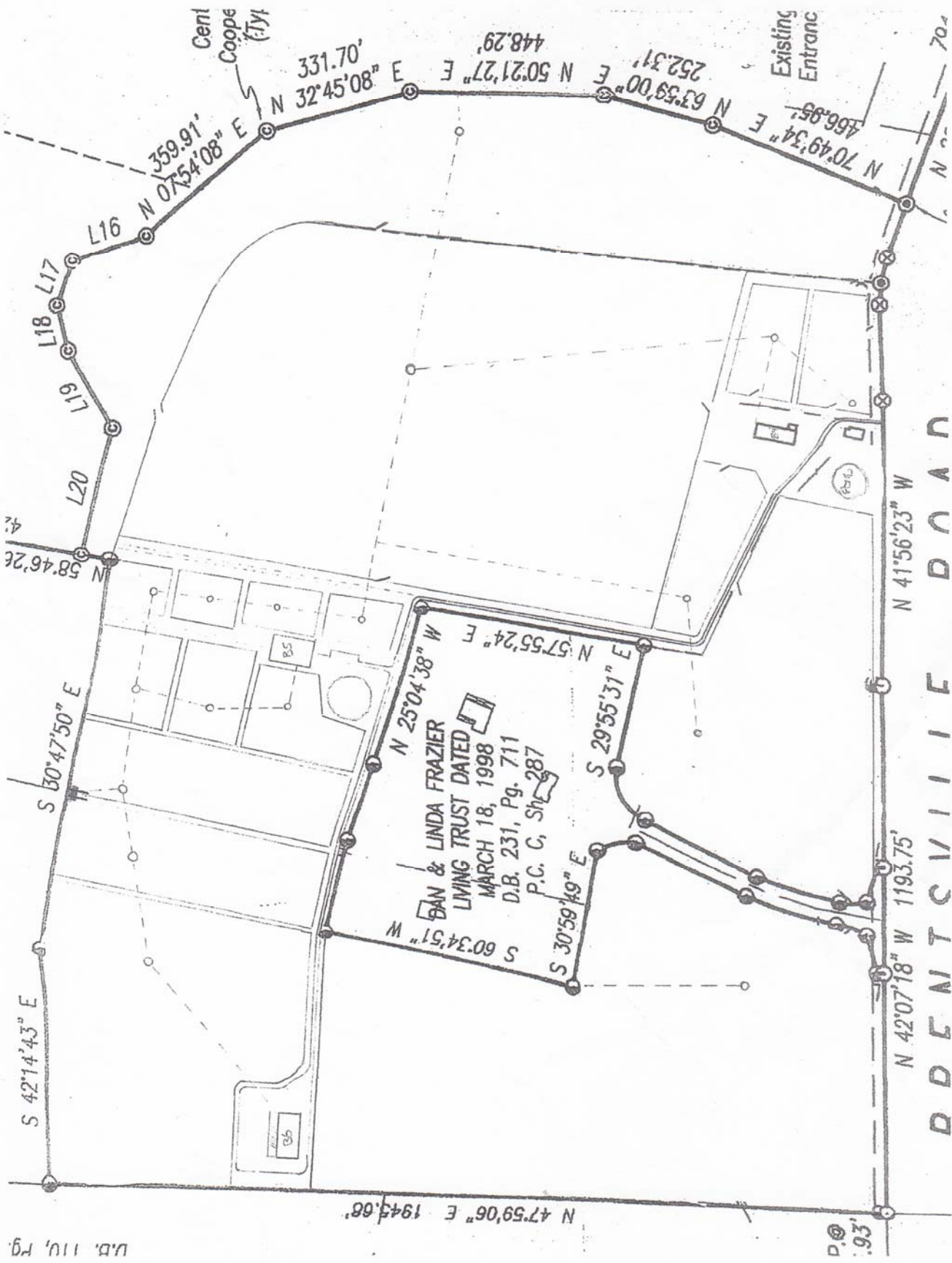
Allen Kershaw, Agent
859-333-2901

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Du	Dunning silty clay loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	25.4	28.5%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	17.3	19.4%
McD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	9.8	11.0%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	All areas are prime farmland	9.8	11.0%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	26.7	29.9%
W	Water	Not prime farmland	0.1	0.2%
Totals for Area of Interest			89.2	100.0%



U.B. 110, Pg.

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 722 Brentsville Road, Paris, KY 40361

DATE: 09/03/2019

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Plumbing/Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Pool/Hot tubs/Sauna	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any defects or problems relating to the foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof ever been repaired?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Do you know of any problems with the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries of your property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are the boundaries of your property marked in any way?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Any improvements shared in common with adjoining or adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. WATER			
(a) Are all the improvements connected to a public water system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) IF NOT, please state your water sources and explain.			
(c) Has your water system ever gone dry? If yes, explain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any problems with your water lines and/or waterers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Is your water supply shared with anyone else?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Were any auxiliary houses built before 1978?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FORM 035



Revised 8/06

Yes No Unknown

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.....

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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"/>
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(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"/>
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(c) Are you aware of any Radon test being performed on this property?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(d) Are you aware of any existing or threatened legal action affecting this property?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(f) Are there any assessments other than property assessments that apply to this property?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(g) Are you aware of any damage due to wood infestation?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(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"/>
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(i) Are you aware of any underground storage tanks?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(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"/>
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(k) Are you aware of any dumps on the property, present or past?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(l) Are any sink holes being used as a dump?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(m) To your knowledge, has the property been used for anything besides agricultural purposes?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(o) Have you ever had a soil analysis done?.....
If yes, by whom and when.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(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"/>
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13. If the answer was "yes" to any of the above questions, please explain.

11. See utilities diagrammed on map.
- 12.(o) University of KY Pasture Analysis Program
- 12.(p) Recently drilled (2017) well with 400 - 500 GPM capability.
- 12.(p) Initial water quality evaluations found no metals or toxins present.
- 12.(p) All subsequent pathogens have been negative (<0.1) for bacteria.

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.

<i>Stephen E. Johnson</i>	dotloop verified 09/03/19 10:17 AM EDT IIRH-NBRI-3WTF-CPIN	
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: _____

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.