

2400 FORDS MILL ROAD

Versailles, Woodford County, Kentucky

33.86 Acres



Offered Exclusively By

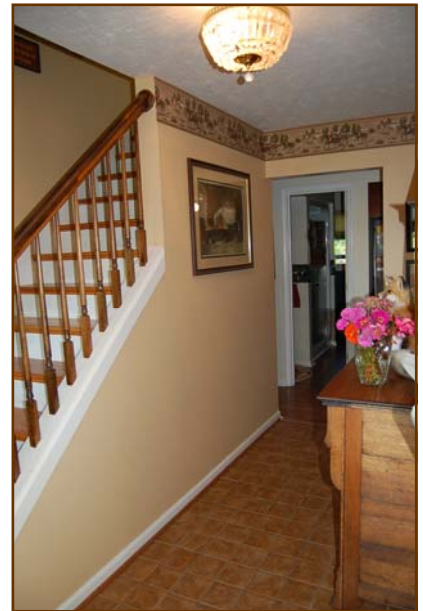


www.kyhorsefarms.com

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

Entry Hall:

- Tile floor
- Stairs to second floor
- Ceiling fixture



Living Room:

- Hardwood floor
- Ceiling fan
- Track lighting
- Fireplace with tile heart and Hawk wood stove insert
- Bay window



Dining Room:

- Hardwood floor
- Bead board to chair rail
- Chandelier
- Bay window



Kitchen:

- Kenmore 5-burner gas range with convection oven
- Allure vent
- Sharp carousel microwave
- Kenmore Elite stainless steel refrigerator with dispenser and bottom drawer freezer
- Kenmore dishwasher
- Formica counter tops
- Double porcelain sink
- Eat-in area
- Ceiling fan/light
- Cherry cabinets
- Pergo wood floor



Family Room:

- Pergo wood flooring
- Beadboard to chair rail
- French doors to deck
- Ceiling fan/light
- Shutters
- Door to garage

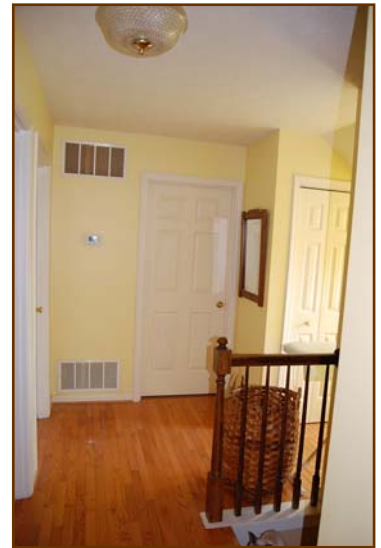
Hall Bath:

- Full bath
- Pergo wood flooring
- Single vanity
- Shower



SECOND FLOOR

Landing: with hardwood floor and closet



Master Bedroom:

- Hardwood floor
- Ceiling fan/light
- Plantation blinds
- Walk-in closet



Back Bedroom:

- Wall-to-wall carpet
- Window treatments
- Double closet

End Bedroom:

- Wall-to-wall carpet
- Ceiling fan/light
- Walk-in closet
- Double closet
- Window treatments

Bathroom:

- Tile floor
- Tub shower combo
- Double vanity wood cabinets
- Plantation blinds



- New (2017) metal-clad Andersen energy-efficient windows and custom Amish-made sidelight front door, all with transferrable 30-year warranty.
- Standing-seam 50-year metal roof installed in 2006.
- Extensive perennial gardens micro-irrigated for water efficiency.



- Hot tub in deck
- Koi pond with double water falls
- 2 car attached garage

HORSE IMPROVEMENTS

- Barn (42' x 56') with:
 - ◊ 6 stalls (14' x 14') with mats, exterior ventilation doors and interior doors
 - ◊ 14' center aisle way—blacktopped
 - ◊ Loft over center aisle (will hold 400-600 bales)
 - ◊ Tack room with heat and air pump
 - ◊ Wash rack
 - ◊ Incinerator toilet
 - ◊ Separate feed shed



- Morton shop building (36' x 45') with:
 - ◊ 200 amp electric
 - ◊ Concrete floor
 - ◊ Overhead ducted heat from wood furnace
 - ◊ Work benches
 - ◊ All work areas are well-lighted and have overhead fans



- Pole equipment barn (20' x 40') with:
 - ◊ 4' overhang
 - ◊ One end has a concrete floor that will hold 39 cubic yards of shavings
 - ◊ 16' garage door in center section
 - ◊ Has electric but no water
- Dry lot
- 3 run-in sheds—1 is a 10' x 10' with 4' overhang; 2 are 10' x 16' with a 4' overhang
- 16' x 16' run-in
- 36' x 12' 3-bay run-in
- Jump field which could be fenced for a paddock
- 4 large paddocks—each with Ritchie automatic waterers
- 1 large field with Ritchie automatic waters
- Muck pit
- 3 and 4 board plank and wire fencing
- 1/4 mile driveway





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

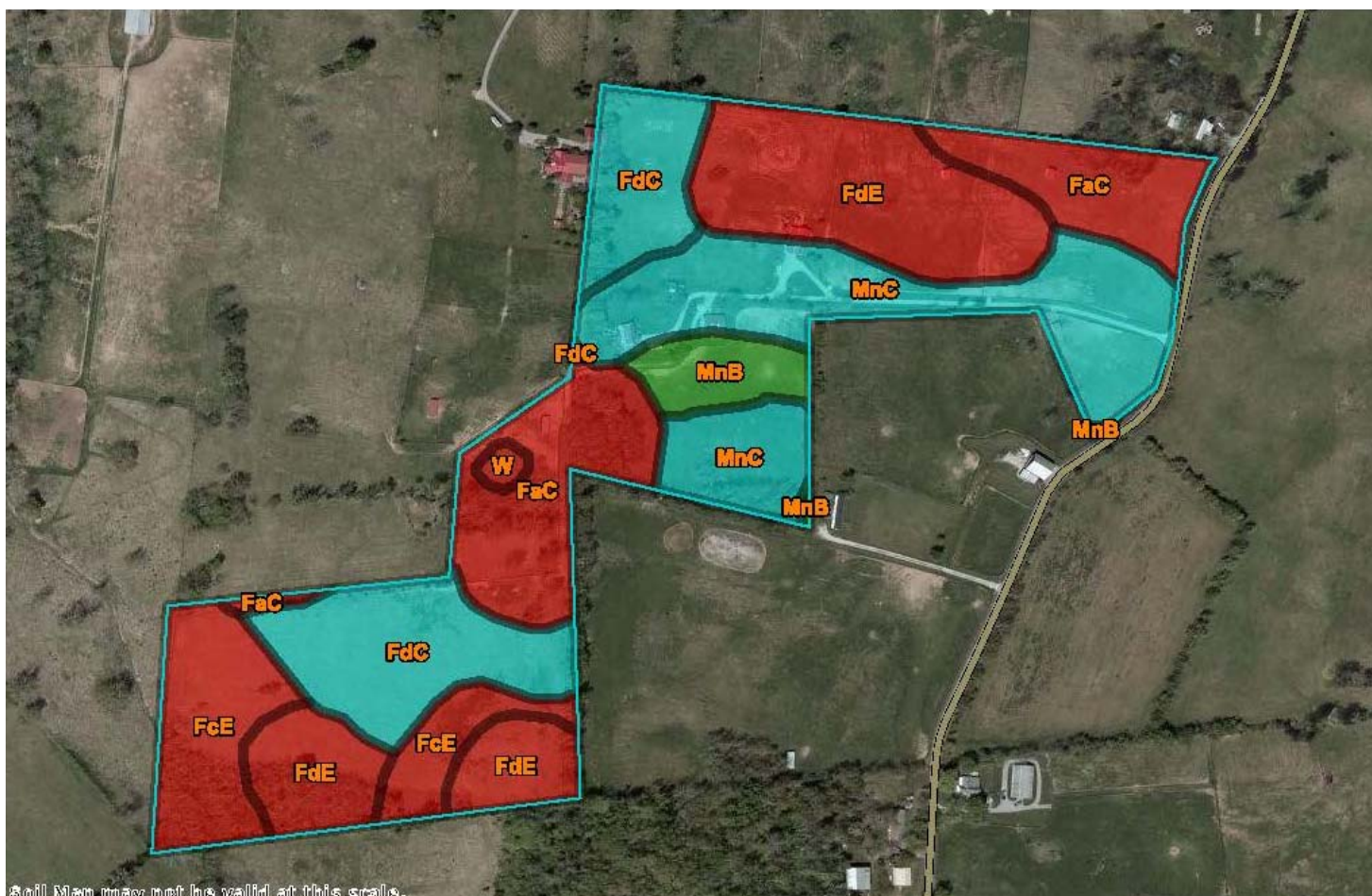
Price: \$445,000.



Agent: Bill G. Bell
(859) 621-0607

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	Not prime farmland	6.4	18.3%
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	4.3	12.3%
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	6.2	17.9%
FdE	Faywood silt loam, 12 to 30 percent slopes	Not prime farmland	8.3	23.9%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	1.5	4.2%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	8.0	22.9%
W	Water	Not prime farmland	0.2	0.6%
Totals for Area of Interest			34.8	100.0%

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 2400 Fords Mill rd, Versailles, KY 40383

DATE: 06/27/2019

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries of your property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Are the boundaries of your property marked in any way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>
(b) Were any auxiliary houses built before 1978?	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Natural Gas/Propane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Telephone lines	<input 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 checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, by whom and when.			
(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"/>
(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.			
1e. Have not used hot tub in several years. Worked fine the last time we used it. Brand new \$500.00 cover this spring.			
3b. We had the house roof replaced to 12-inch wide standing seam metal roof.			
6e & f. Common fencing with other landowners. Informal agreement to share repair/maintenance cost with neighbors.			
10a. When the wind blows during rain storm, sometimes small amount of water leaks into one stall.			
12k. We had metal that was dumped prior to our purchase of the property removed from the sink holes.			
12p. Since time we originally listed house for sale, some of the siding shows deterioration.			

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>Mary Pierson</i>	dotloop verified 06/27/19 3:34 PM EDT XUVS-TD8C-DNCB-JVQM	<i>Thomas M Pierson</i>	dotloop verified 06/27/19 3:36 PM EDT SENO-PTGD-2UVT-SF71
SELLER	DATE	TIME	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	BUYER
DATE	DATE
TIME	TIME

If you have specific questions please consult an attorney.

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