# FAYETTE COUNTY HORSE FARM

92 +/- Acres

Corner of Russell Cave and Ferguson Roads Lexington, Kentucky



Offered Exclusively By





Ideally located and only 6 miles from Iron Works Pike, this highly-improved and well-maintained horse farm is suitable for any discipline. It is in the immediate area of Mt. Brilliant and across the road from Clear Sky Farm and only minutes from the newly-developed Hester Equestrian Farm.

Two lovely homes—4,530 square feet and 3,600 square feet—either could be a principal residence. The 2-story home was built in 2006, and the 4,530 square foot stone house is located at the rear of the property. The farm also includes a modest employee house.

The horse facilities are all anyone could ask for in a turn-key equestrian operation and are highlighted by a 70' x 195' indoor ring, 49 stalls, breeding area, vet lab, viewing rooms, etc. Additionally, you will discover a 52' x 75' equipment building/shop, a 5-horse walker, a 60' x 60' covered ring, and a 40' x 50' concrete muck pit.

Stone electric entrance gate, mature tree-lined driveways, and numerous RV hook-ups add to its desirability.

#### HORSE IMPROVEMENTS

- The current owners, utilizing well-known and respected Broadview Builders, constructed the following to the farm's original 18 stall concrete block barn:
  - \* 70' x 195' indoor arena (inside measurement) with 5 overhead doors.
  - 9 stalls measuring 12' x 12'
     with double rear doors.
  - \* 4 stalls measuring 12' x 14' with double rear doors and vaulted tongue and groove ceiling.
  - \* 4 foaling stalls measuring 12' x 21'3" with double rear doors, cameras, and vaulted tongue and groove ceiling.
  - \* 2 trophy/viewing rooms— 14'3" x 17'6" with Moroccan tiled floor.
  - \* 14' x 25' paneled tack room.
  - \* 2 grooming bays.



- \* Wash stall.
- \* Groom's room with half bath and wall heat pump.
- \* 11'3" x 16'4" vet lab with wall heat pump.
- \* 37'4" x 28' breeding area with tongue and groove vaulted ceiling and rubber pavers.
- \* 60' x 60' covered sand-based arena;
- \* 5-horse equi-gym.
- \* Two storage rooms—12' x 17' with wall heat pump.
- \* 52' x 75' metal shop with 4 overhead doors.
- \* 40' x 50' concrete muck pit.





- 14 Stall Converted Tobacco Barn: The current owners enlarged and added to this 14 stall (12' x 12') barn the following:
  - \* 2 room office/lounge— 6' x 9.5' and 13.5' x 17'5"—plus storage room.
  - \* Office—13.5' x 14.75' with half bath.
  - \* Utility room—10.5' x 13.5'.
  - \* Vet lab—13'4" x 23'—with drain.









- Four Fields and Nine Paddocks
- City Water
- **Employee House:** 1,025 square feet with 3 bedrooms, a full bath, eat-in kitchen, living room, and mud room.



### MAIN RESIDENCE

**Living Room**: 22' x 25' - Carpeted, stone fireplace, 2 French doors to rear 2,270 +/- square foot Trek deck with hot tub and inground pool.

**Dining Room**: 18.75' x 19' - Hardwood floor and bay window.

**Kitchen**: 13.5' x 15.5' - Hardwood floor, granite countertops, Mexican tumbled tile backsplash, cherry and maple custom cabinetry, hutch with Mullioned glass doors, center island with granite top over 7 feet long, bar height serving/dining ledge, Thermador cooktop (with telescoping exhaust fan), warming drawer, and Mullioned glass doors on base.





**Butler's Pantry:** 9.5' x 9.5' - Hardwood floor, Mullioned glass cabinets, wet bar, and base cabinet with adjustable drawers.

**Note:** Kitchen, butler's pantry, dining room, and laundry room were completely redone in 2003—down to stud walls and sub-floors, and all were rewired and replumbed. 6 windows and 2 bay windows were recently installed on the left wing.

**Family Room:** 20.3' x 23.3'—Hardwood floor, French doors to in-ground pool, wet bar, wood blinds, built-ins.

**Sun Room:** 8.5' x 23.5'—Hardwood floor, curved, door to pool.

Master Bedroom: 17.5' x 15'9"—Carpet and 15'9" x 5'9" walk-in closet.

**Master Bath:** 18' x 10'—Tiled walk-in shower, Jacuzzi tub, double copper vanities, tiled wall and floor.

**Bedroom**: 13.75' x 19'—Carpet, bay window, walk-in closet, adjoining full bath.

**Bedroom**: 15' x 18.75'—Carpet, two closets, adjoining full bath.

**Laundry Room:** 7' x 9'—Tile floor, Kohler sink.

Powder Room: Carpet, paneled walls.

**Basement:** Partial and unfinished, brick fireplace, 3 sump pumps, central vacuum,

B-Dry system.

**Garage:** Two car attached.

**Miscellaneous:** This beautiful stone home was originally built in 1978 with the stone addition added in 1987 and joined by a lovely curved sun room. The addition contains the family room, master bedroom, and full bath—which I refer to as the "master wing", with its separate entrance.

The en-suite bedrooms are located on the opposite end of the home. Two heat pumps supply the central heat and air. New flashing and 4" gutters were installed in 2017.





#### **GUEST/MANAGER'S HOME**

This lovely stone/vinyl siding house was completed in 2006 by Broadview Builders. It has stone sidewalks, stone front porch, and a rear L-shaped 1,225 square foot Trex deck with gazebo. The flower beds around the house are irrigated, and a B-Dry system was installed in 2017.



#### First Floor

**Entrance Hall:** Two story, hardwood floor **Living Room**: 11'3" x 12'3", hardwood floor **Dining Room**: 14' x 30', hardwood floor **Eat-in Kitchen**: 24' x 34'; hardwood floor; island with sink, dishwasher, and dining area; wet bar with wine cooler; double wall oven; walk-in pantry; fireplace with gas logs; built-ins; vaulted ceiling; side door plus French door to Trex deck





**Master Bedroom:** 11'5" x 20'9", hardwood floor, walk-in (partial cedar) closet, door to rear deck







**Master Bath:** 9' x 14', tiled walk-in shower, two walk-in closets (11' x 9' & 9' x 17.75')

# First Floor (continued)

# Powder Room Laundry Room 2-Car Attached Garage





## **Second Floor**

**Bedroom:** 13' x 16.5', carpet, adjoining 7.5' x 9.5' sitting room/nursery that leads to a 13.5' x 23' vinyl-floored craft/storage room (no HVAC and not included in the square footage); 9' x 9.5' full bath

**Bedroom**: 13' x 16', carpet, adjoining

8' x 9.5' full bath

Open Sitting Area: 12' x 12', with

built-ins







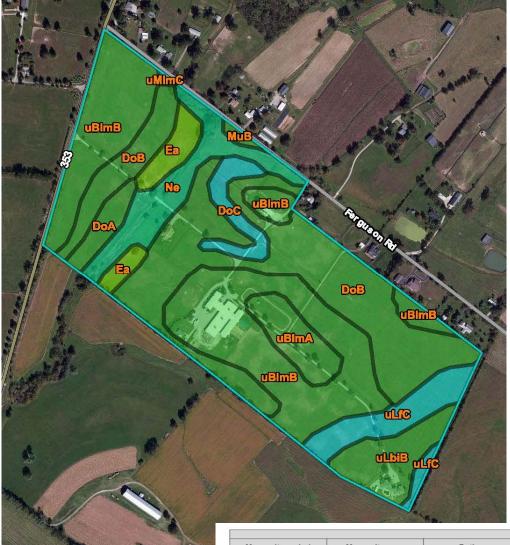
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PRICE: 2,995,000.

www.kyhorsefarms.com



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoA	Donerail silt loam, 0 to 2 percent slopes	All areas are prime farmland	2.2	2.4%
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	30.0	32.7%
DoC	Donerail silt loam, 6 to 12 percent slopes	Farmland of statewide importance	3.0	3.2%
Ea	Egam silt loam (woolper)	Prime farmland if protected from flooding or not frequently flooded during the growing season	3.4	3.7%
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.5	0.5%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	7.3	8.0%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	All areas are prime farmland	4.1	4.5%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	30.1	32.9%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	5.4	5.9%
uLfC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	5.7	6.2%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	0.1	0.2%
Totals for Area of Interest			91.7	100.0%



# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in Item# #13. 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. In The plant of the septiment of the House of the Hous	PROPERTY ADDRESS: 6490 RUSSELL CAVE Rd. LEXINGTON KY	DATE	7-3	30-18
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	Structure, or roof on any of the barns or outbuildings?		4	
				Revised 8/06

FORM 035

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?	V		
1) Water lines	X	-	
2) Electric lines	X	-	V
3) Natural Gas/Propane	-	X	-
4) Telephone lines	X	1	-
5) Septic/Field lines	X	X	-
(b) If you answered yes to any of the above, can you furnish a diagram of same?			-
12. MISCELLANEOUS			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos		X	
materials used in construction?		1	
(b) Do you know of any violations of local, state or federal government laws or		X	
regulations relating to this property?			-
(c) Are you aware of any Radon test being performed on this property?	-	文	-
(d) Are you aware of any existing or threatened legal action affecting this property?		X	-
(f) Are there any assessments other than property assessments that apply to this		V	
property?		<b>A</b>	
(g) Are you aware of any damage due to wood infestation?		X	-
(h) Have the house and/or other improvements ever been treated for wood		X	
infestation? If yes, when and by whom?  (i) Are you aware of any underground storage tanks?	V	X X L	-
(i) Are you aware of any underground storage tanks?	The same		-
(j) Are you aware of any past or present chemical contamination to the soil		100	
and/or water on this property?		X	-
(k) Are you aware of any dumps on the property, present or past?		-	_
(I) Are any sink holes being used as a dump?			-
(m) To your knowledge, has the property been used for anything besides		X	
agricultural purposes?	X	The same	-
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	4	X	-
(o) Have you ever had a soil analysis done?		1	-
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?		X	
(q) Are you aware of any cemeteries, burial grounds or burial sites located on			
or within the houndaries of this property?		X	
13. If the answer was "ves" to any of the above questions, please explain.	1246		
560), Heave Mains - creek will flood			
11 (N) Quect Home + Horse Roma Le	4 sed	4	h
13. If the answer was "yes" to any of the above questions, please explain  5(b) Herry Fins Creek will flow  12 (M) Goed Horse & Horse Borns (e			
THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.	THIS INFO	ORMATIO	N IS
PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS IN	IFORMATI	ON IS BE	ELIEVED TO
BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.			
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IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NO	ILCE TO I	HE BUTE	K INAL INC
SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE TH	S FURM.		
DATE	TIM	ME:	
BROKER/AGENT:DATE:	111	'IL	
I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL F	ROPERTY	HISTOR	Y"
I (WE) ACKNOWLEDGE ITAL I (WE) HAVE RECEIVED A COPT OF THE SELLER'S REAL P	KOFLKIT	1115101	
BUYER DATE TIME BUYER	DA	ATE	TIME
	1000		

If you have specific questions please consult an attorney.

The Lexington-Bluegrass Association of Realtors disclaims any and all liability that my result from your use of this form.