

FAYETTE COUNTY HORSE FARM

92 +/- Acres

Corner of Russell Cave and Ferguson Roads

Lexington, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



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 in-ground 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.



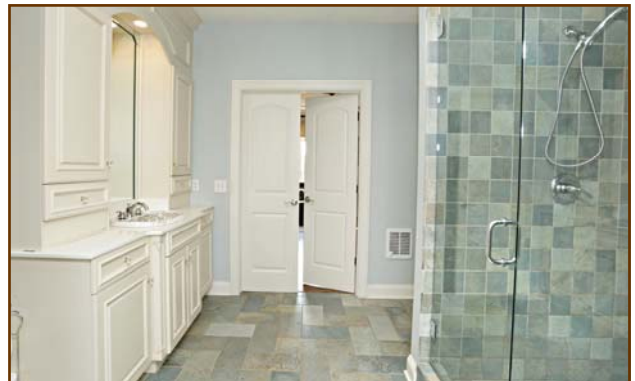
First Floor

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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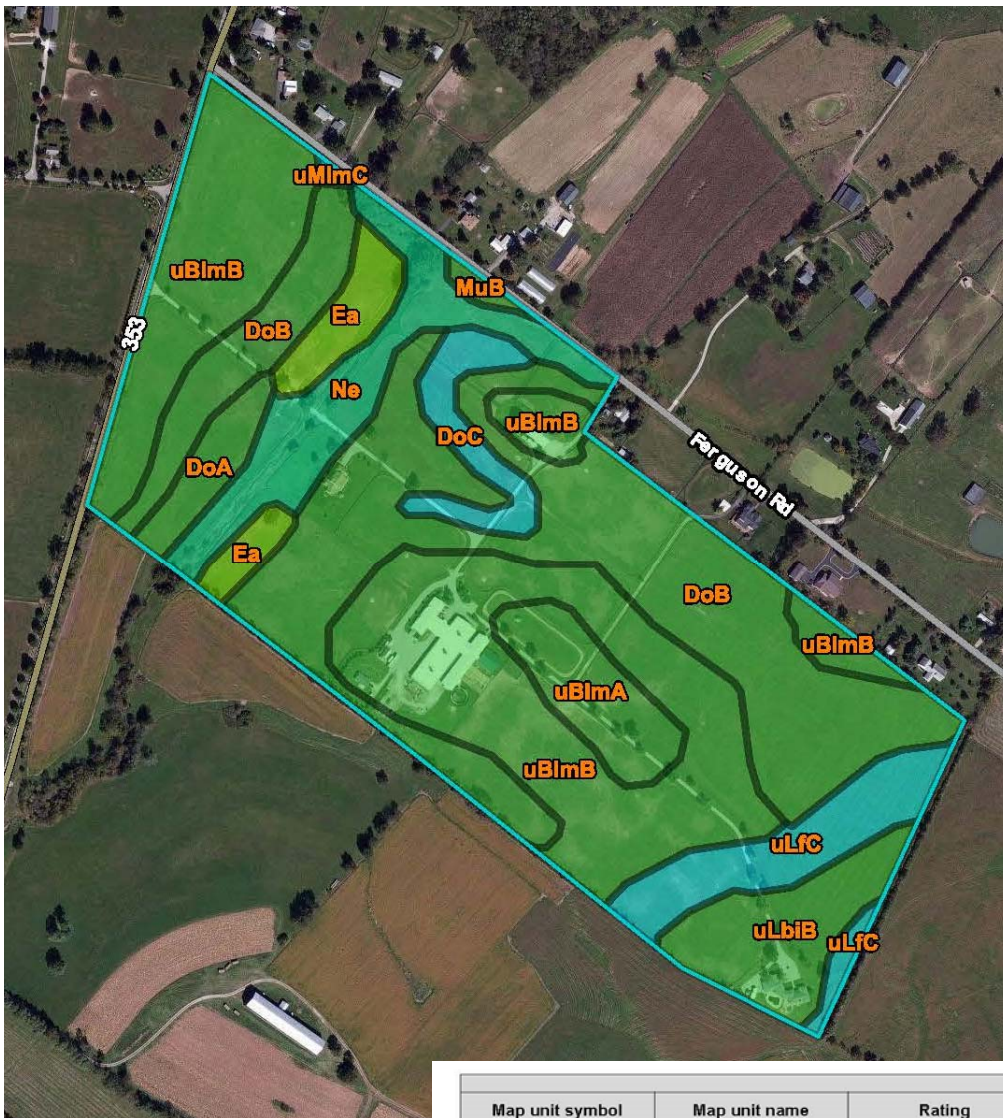
Agent: Bill Justice
(859) 294-3200



PRICE: 2,995,000.

www.kyhorsefarms.com

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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	Egan 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%
uMImC	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%



FERGUSON ROAD

RUSSELL CAVE ROAD

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 6490 RUSSELL CAVE RD. LEXINGTON KY DATE: 7-30-18

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 checked="" type="checkbox"/> | — |
| (b) Air Conditioning | — | <input checked="" type="checkbox"/> | — |
| (c) Plumbing/Septic | — | <input checked="" type="checkbox"/> | — |
| (d) Heating | — | <input checked="" type="checkbox"/> | — |
| (e) Pool/Hot tubs/Sauna <u>Hot Tub does not work</u> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | — |
| (f) Appliances | — | <input checked="" type="checkbox"/> | — |
| (g) Doors and windows <u>sliding door in living room lost seal</u> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | — |

2. MAIN RESIDENCE - FOUNDATION

- | | | | |
|--|---|-------------------------------------|---|
| (a) Are you aware of any problems concerning the basement? | — | <input checked="" type="checkbox"/> | — |
| (b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability? | — | <input checked="" type="checkbox"/> | — |
| (c) Are you aware of any defects or problems relating to the foundation? | — | <input checked="" type="checkbox"/> | — |

3. MAIN RESIDENCE - ROOF

- | | | | |
|---|-------------------------------------|-------------------------------------|---|
| (a) Has the roof ever leaked? | — | <input checked="" type="checkbox"/> | — |
| (b) Has the roof ever been repaired? <u>2012 Replaced Valley flashing</u> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | — |
| (c) Do you know of any problems with the roof? | — | <input checked="" type="checkbox"/> | — |

4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT

- | | | | |
|--|---|-------------------------------------|---|
| (a) Was residence built before 1978? | — | <input checked="" 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 checked="" type="checkbox"/> | — |
| (b) Has the property ever had a drainage, flooding or grading problem? | <input checked="" type="checkbox"/> | — | — |

6. BOUNDARIES

- | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| (a) Have you ever had a survey of your property? | <input checked="" type="checkbox"/> | — | — |
| (b) Do you know the boundaries of your property? | <input checked="" type="checkbox"/> | — | <input checked="" type="checkbox"/> |
| (c) Are the boundaries of your property marked in any way? | — | — | <input checked="" type="checkbox"/> |
| (d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? <u>Conservation Easement</u> | <input checked="" type="checkbox"/> | — | — |
| (e) Is there any common fencing? If yes, explain any agreement and common maintenance. <u>No</u> | <input checked="" type="checkbox"/> | — | — |
| (f) Any improvements shared in common with adjoining or adjacent properties? | — | <input checked="" type="checkbox"/> | — |

7. HOMEOWNER'S ASSOCIATION

- | | | | |
|---|---|-------------------------------------|---|
| (a) Is the property subject to rules or regulations of any homeowner's association? | — | <input checked="" type="checkbox"/> | — |
| If yes, please supply copy of rules and regulations. | | | |

8. WATER

- | | | | |
|--|---|-------------------------------------|---|
| (a) Are all the improvements connected to a public water system? | — | <input checked="" type="checkbox"/> | — |
| (b) IF NOT, please state your water sources and explain. | — | <input checked="" type="checkbox"/> | — |
| (c) Has your water system ever gone dry? If yes, explain. | — | <input checked="" type="checkbox"/> | — |
| (d) Are you aware of any problems with your water lines and/or waterers? | — | <input checked="" type="checkbox"/> | — |
| (e) Is your water supply shared with anyone else? | — | <input checked="" 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 checked="" type="checkbox"/> | — |
| (b) Were any auxiliary houses built before 1978? <u>Ch. Kitchen</u> | — | <input checked="" type="checkbox"/> | <input checked="" 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"/> | — |
|--|---|-------------------------------------|---|

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines <i>Most of them</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Electric lines <i>Most of them</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Natural Gas/Propane	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4) Telephone lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5) Septic/Field lines.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If you answered yes to any of the above, can you furnish a diagram of same?	<input type="checkbox"/>	<input checked="" 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 checked="" 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? <i>Propane for 2 Bldgs</i>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" 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 type="checkbox"/>	<input checked="" 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.			
<i>5(b) Heavy rains - creek will flood</i>			
<i>12 (N) Guest Home & Horse Barns leased with</i>			
<i>60 Day Notices</i>			

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.

SELLER *[Signature]* DATE 7/3/18 TIME 3:30p
 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: _____ DATE: _____ TIME: _____

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.