

475 GRIMES MILL

Iroquois Hunt Country

244 +/- Acres



Offered Exclusively By



www.kyhorsefarms.com

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



Absolutely beautiful land in desirable Hunt Country and just over 9 miles from Man o' War. Featuring tremendous road frontage on Grimes Mill and Hunters Rest Lane, this 244 +/- acre farm has recently been used for hay production but has some plank fencing and stone walls. There are three metal hay barns (32' x 64', 32' x 48', and 30' x 48') in excellent condition.

This is mostly cleared land with a small amount of woods and three ponds (one large) that borders Boone's Creek. You'll discover an older 12-stall horse barn in need of a new roof and the crumbling remains of a main residence.

This farm is in a trust and is priced to sell!





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PRICE: \$1,525,000.



**Bill Justice, Agent
859-255-3657**

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ArC	Armour silt loam, 6 to 12 percent slopes (elk)	Farmland of statewide importance	1.4	0.6%
AsA	Ashton silt loam, 0 to 2 percent slopes	All areas are prime farmland	1.4	0.6%
AvC3	Ashwood very rocky clay, 6 to 12 percent slopes, severely eroded (fairmount)	Not prime farmland	38.9	16.1%
AvD3	Ashwood very rocky clay, 12 to 20 percent slopes, severely eroded (fairmount)	Not prime farmland	22.6	9.4%
AvE3	Ashwood very rocky clay, 20 to 30 percent slopes, severely eroded (fairmount)	Not prime farmland	6.6	2.7%
AwC	Ashwood very rocky silty clay loam, 6 to 12 percent slopes (fairmount)	Not prime farmland	1.8	0.8%
AwE	Ashwood very rocky silty clay loam, 20 to 30 percent slopes (fairmount)	Not prime farmland	0.1	0.0%
Hu	Huntington silt loam, shallow (boonesboro)	Prime farmland if protected from flooding or not frequently flooded during the growing season	0.4	0.2%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	1.6	0.7%
McB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	24.6	10.2%
MeD3	McAfee silty clay, 12 to 20 percent slopes, severely eroded	Not prime farmland	1.9	0.8%
MfB2	McAfee silty clay loam, 2 to 6 percent slopes, eroded	Not prime farmland	3.1	1.3%
MfC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	89.4	37.0%
Ro	Rock land (rock outcrop)	Not prime farmland	7.4	3.0%
ScC2	Salvisa silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	2.2	0.9%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	31.4	13.0%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	2.4	1.0%
W	Water	Not prime farmland	3.7	1.5%
ArB	Armour silt loam, 2 to 6 percent slopes (elk)	All areas are prime farmland	0.0	0.0%
FaF	Fairmount very rocky silty clay loam, 20 to 50 percent slopes (fairmount-Rock outcrop complex)	Not prime farmland	0.0	0.0%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	0.7	0.3%
Totals for Area of Interest			241.5	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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PROPERTY ADDRESS: 475 Grimes Mill, Winchester, Kentucky

DATE: _____

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			
(b) Air Conditioning			
(c) Plumbing/Septic			
(d) Heating			
(e) Pool/Hot tubs/Sauna			
(f) Appliances			
(g) Doors and windows			
2. MAIN RESIDENCE - FOUNDATION			
(a) Are you aware of any problems concerning the basement?			
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?			
(c) Are you aware of any defects or problems relating to the foundation?			
3. MAIN RESIDENCE - ROOF			
(a) Has the roof ever leaked?			
(b) Has the roof ever been repaired?			
(c) Do you know of any problems with the roof?			
4. MAIN RESIDENCE - ALE/LEAD BASED PAINT			
(a) Was residence built before 1978?			
(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?			
(b) Has the property ever had a drainage, flooding or grading problem?			
6. BOUNDARIES			
(a) Have you ever had a survey of your property?			
(b) Do you know the boundaries of your property?			
(c) Are the boundaries of your property marked in any way?			
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? <u>CONSERVATION EASEMENT</u>	X		
(e) Is there any common fencing? If yes, explain any agreement and common maintenance. <u>NO AGREEMENT</u>	X		
(f) Any improvements shared in common with adjoining or adjacent properties? <u>FENCE</u>			
7. HOMEOWNER'S ASSOCIATION			
(a) Is the property subject to rules or regulations of any homeowner's association?		X	
If yes, please supply copy of rules and regulations.			
8. WATER			
(a) Are all the improvements connected to a public water system?			
(b) IF NOT, please state your water sources and explain.			
(c) Has your water system ever gone dry? If yes, explain.			
(d) Are you aware of any problems with your water lines and/or waterers? <u>WATER TURNED OFF</u>	X		
(e) Is your water supply shared with anyone else?			
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?			
(b) Were any auxiliary houses built before 1978?			
(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? <u>BARN NEEDS ROOF</u>	X		

475 Grimes Mill, Winchester, Kentucky

	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.....	—	—	—
(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 materials used in construction?	—	—	—
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?	—	—	—
(c) Are you aware of any Radon test being performed on this property?	—	—	—
(d) Are you aware of any existing or threatened legal action affecting this property?	—	—	—
(f) Are there any assessments other than property assessments that apply to this property?	—	—	—
(g) Are you aware of any damage due to wood infestation?	—	—	—
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom?	—	—	—
(i) Are you aware of any underground storage tanks?	—	—	—
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property?	—	—	—
(k) Are you aware of any dumps on the property, present or past?	—	—	—
(l) Are any sink holes being used as a dump?	—	—	—
(m) To your knowledge, has the property been used for anything besides agricultural purposes?	—	—	—
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	—	—	—
(o) Have you ever had a soil analysis done?	—	—	—
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?	—	—	—
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?	—	—	—
13. If the answer was "yes" to any of the above questions, please explain.			

Seller is a trust and has no true actual knowledge of subject property

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.

Katharine B. Stephens Trust, The National Bank of Indianapolis, Trustee
by Dawn A. McArthur, VP 10/10/19 1:00pm
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: _____ 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.

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