

GRANDVIEW FARM

475 +/- Acres

Paris, Bourbon County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



Ideally located between world-renown Stone Farm and Xalapa Training Center, Grandview was previously utilized as both a Thoroughbred and agricultural farm; now the Short family uses it as a highly productive agricultural farm.

Its centerpiece is the two-story colonial home built in the 1970's. This five bedroom home has a private entrance and features large room sizes. The home has recently been painted and has new carpet.

Additional improvements include a 15 stall concrete block horse barn, two large tobacco barns, and an employee house. Grandview also has frontage on both Strodes and Stoner Creeks.



Built in the 1970's, this colonial-style two story brick home features 5,120 square feet of living area in addition to its three-car attached garage (29' x 23').

Entry Hall: Pegged hardwood floor.

Powder Room: Hardwood floor and featuring a Sherle Wagner basin.



Family Room: 24.5' x 18.5'; wall-to-wall carpet; door to rear patio; wet bar; and built-in shelves and cabinetry.



Dining Room:

13.25' x 15.75'; pegged hard-wood floor; crown moulding; and chair rail.



Kitchen: 15.5' x 27.5'; Large eat-in; double sink; island with range and Jenn-Air grill; double wall ovens; desk; French doors to patio.

Butler's Room: 11.5' x 11.75'; built-in cabinetry.

Office: 15.33' x 23.33'; carpeting; one wall of book shelves; fireplace; crown moulding; French doors to side patio.



Master Suite:

Bedroom—31.5' x 15.5' with wall-to-wall carpeting; French doors; and fireplace.

Bath—7.5' x 7' & 9.5' x 8' with double sink area, Jacuzzi tub, tile floor, and a 8.5' x 7.5' walk-in closet.



Laundry Room: 8' x 11.75'; built-in ironing board.

Back Stairs

Full Bath

Garage: 23.5' x 29.5'; 3 car; pull-down attic



SECOND FLOOR



Landing: 19' x 15.5'; carpet.

Bedroom (Front Left): 11.75' x 15.5'; with carpet.

Bedroom (Front Right): 15.33' x 14'; with carpet.

Full Bath: 5.5' x 19'; Jack & Jill; two vanity areas.

Bedroom (Rear Left): 15.5' x 17.5'; with carpet.

Full Bath

Bedroom (Rear Right): 15' x 13.5'; with carpet.



Farm Improvements

- 15 stall concrete block horse barn with 10' x 12' stalls and 14' aisle.
- 32' x 108' tobacco barn with stripping room.
- 48' x 120' tobacco barn.
- 2 bedroom 1,270 square foot employee house.





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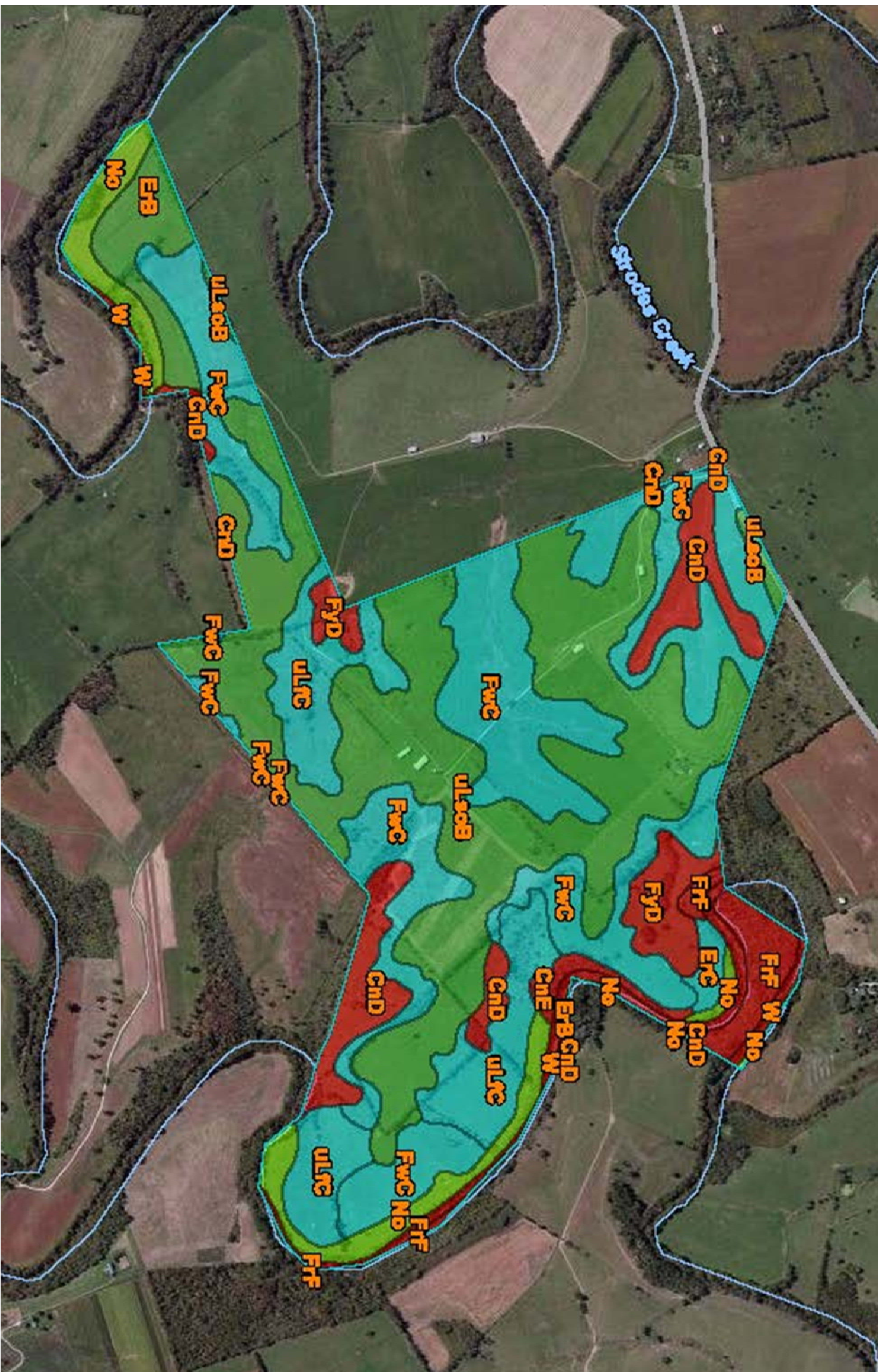
**PRICE: \$2,850,000.
(\$6,000. per acre)**



**Agent: Bill Justice
(859) 294-3200**

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Farmland Classification— Summary by Map Unit — Bourbon and Nicholas Counties, Kentucky (KY604)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CnD	Cynthiana-Faywood complex, very rocky, 6 to 20 percent slopes	Not prime farmland	28.6	6.3%
CnE	Cynthiana-Faywood complex, very rocky, 20 to 35 percent slopes	Not prime farmland	3.8	0.8%
ErB	Elk silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	15.2	3.3%
ErC	Elk silt loam, 6 to 12 percent slopes, rarely flooded	Farmland of statewide importance	3.3	0.7%
FrF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes	Not prime farmland	11.8	2.6%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	134.6	29.5%
FyD	Faywood silty clay loam, 12 to 20 percent slopes	Not prime farmland	14.0	3.1%
No	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	26.1	5.7%
uLfC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	49.3	10.8%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	157.5	34.5%
W	Water	Not prime farmland	12.0	2.6%
Totals for Area of Interest			456.3	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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PROPERTY ADDRESS: 820 Stoney Point Road, Paris, 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?	—	✓	—
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.	✓	—	—
(f) Any improvements shared in common with adjoining or adjacent properties?	—	✓	—
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.	—	✓	—
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?	—	✓	—
(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. BARNS/OUTBUILDINGS			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?	—	✓	—

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Natural Gas/Propane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Telephone lines	<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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?	<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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
(o) Have you ever had a soil analysis done?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. If the answer was "yes" to any of the above questions, please explain.			
<u>see attached</u>			

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.

<u>Sandra M. Munght</u>	<u>2/6/2020</u>	<u>9:47am</u>	<u>Alicia S. McFuzzi</u>	<u>2/6/20</u>	<u>8:51</u>
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

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.

820 Stoney Point Road

- 2 (a) Sump pumps are in place to address any ground water seepage
- 3 (b) Roof replaced in 2005
- 6 (c) Property bound by fences, creek and state road
- (e) No written maintenance agreements. Historically each adjoining property owner has maintained certain sections of the boundary fence.
- 8 (b) Main residence and tenant house are connected to city water with water lines servicing the balance of property installed with availability to be connected to city water.
- (c) Auxiliary well capacity is limited.
- 11 (b) Can be identified on a topo map
- 12 (i) Fuel oil tank at Main Residence
- (k) Past area used for disposal of wood
- (n) Pasture lease for cattle, row crop lease for corn/soybeans
- (o) Data not available
- (q) Cemetery designated by partial rock fence

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT
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DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 1/29/2020 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 820 Stoney Point Road, Paris, Kentucky 40361

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

ASW PSW (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or paint hazards are present in the housing. (explain): _____

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

ASW PSW (b) Records and Reports available to the seller (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below): _____

☒ Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

_____ (c) Purchaser has received copies of all information listed above

_____ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*

_____ (e) Purchaser has (check one below):

☐ Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

_____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller Paula D. Munn Date 2/6/2020 Buyer _____ Date _____

Seller Alicia S. Munn Date 2/6/20 Buyer _____ Date _____

Agent _____ Date _____ Agent _____ Date _____