

# ELIZABETH STATION FARM

1180 Hume Bedford Road  
Bourbon County, Paris, Kentucky  
72.83 Acres



Developed in 2000 by professional horse people, this well-maintained 72.83 acre horse farm has the optimum in size and location—only 8 miles from Iron Works Pike. Lovely one-owner 2,175 +/- square foot story-and-a-half home featuring vaulted ceilings, hardwood floors, first floor master suite plus three additional bedrooms and a total of three full baths with an attached two-car garage.

Horse improvements include a 13-stall concrete block barn, a 4-stall Amish-built auxiliary barn, a 6-horse walker, a 60' round pen, and a 30' x 64' metal hay barn.

Accessed via electric gate and tree-lined drive, **Elizabeth Station Farm** is a very special place.

*Offered Exclusively By*



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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



### **First Floor:**

- Entrance Hall – hardwood floor and transom
- Living Room – hardwood floor, vaulted ceiling, French doors, palladium window, floor-to-ceiling stone fireplace
- Dining Room – hardwood floor and crown molding



- Eat-in kitchen – breakfast bay, island with stove top, double oven, dishwasher
- Laundry Room – large with pantry at end and steel-reinforced safe room

- Master Suite – hardwood floor; full bath with double sink, tub, separate shower, and large walk-in closet





- Bedroom – carpeted and small walk-in closet
- Hall Bath – full
- Bedroom – hardwood floor



### **Second Floor**

- Bedroom – carpeted and vaulted ceiling
- Bath – full with shower only
- 225 SF unfinished room that's dry-walled and used for storage



## **Farm Improvements**

- 13 Stall Concrete block barn
  - ♦ 12 stalls measure 12' x 12'; 1 foaling stall measures 12' x 16'
  - ♦ Metal roof
  - ♦ Metal doors
  - ♦ Rear windows
  - ♦ Tack room with half bath and washer/dryer hook-up



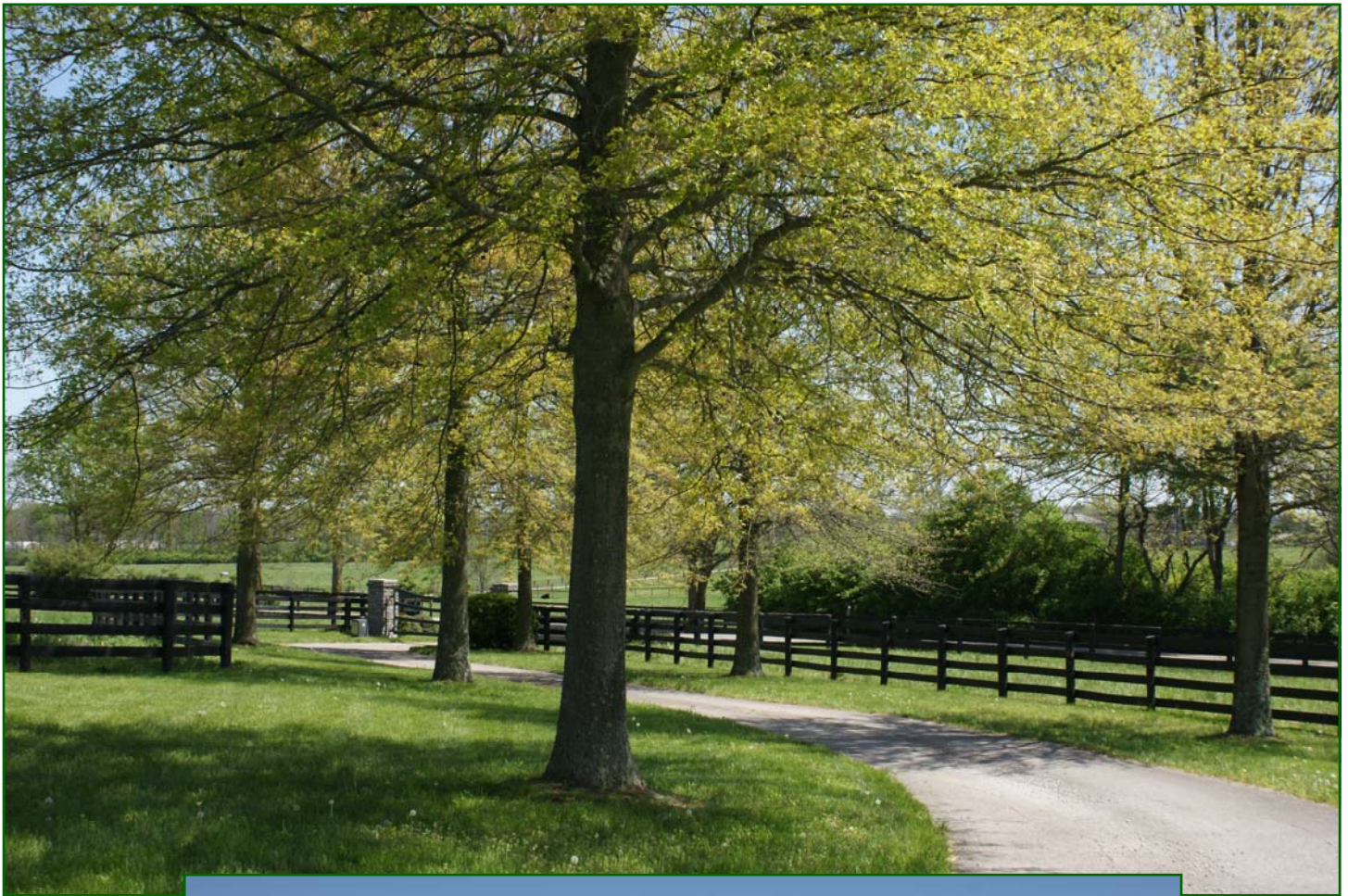
- 4 Stall Barn
  - ♦ Amish built
  - ♦ Stalls measure 12' x 12'
  - ♦ Metal siding
  - ♦ Metal roof
  - ♦ Rear windows



- 64' x 30' hay/equipment building with metal roof and dirt floor
- 60' round pen
- 6-horse Equigym
- 6 paddocks
- 5 fields
- \$40,000 spent on fencing in 2018







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**PRICE: \$1,150,000.**



**Bill Justice**  
**859-255-3657**

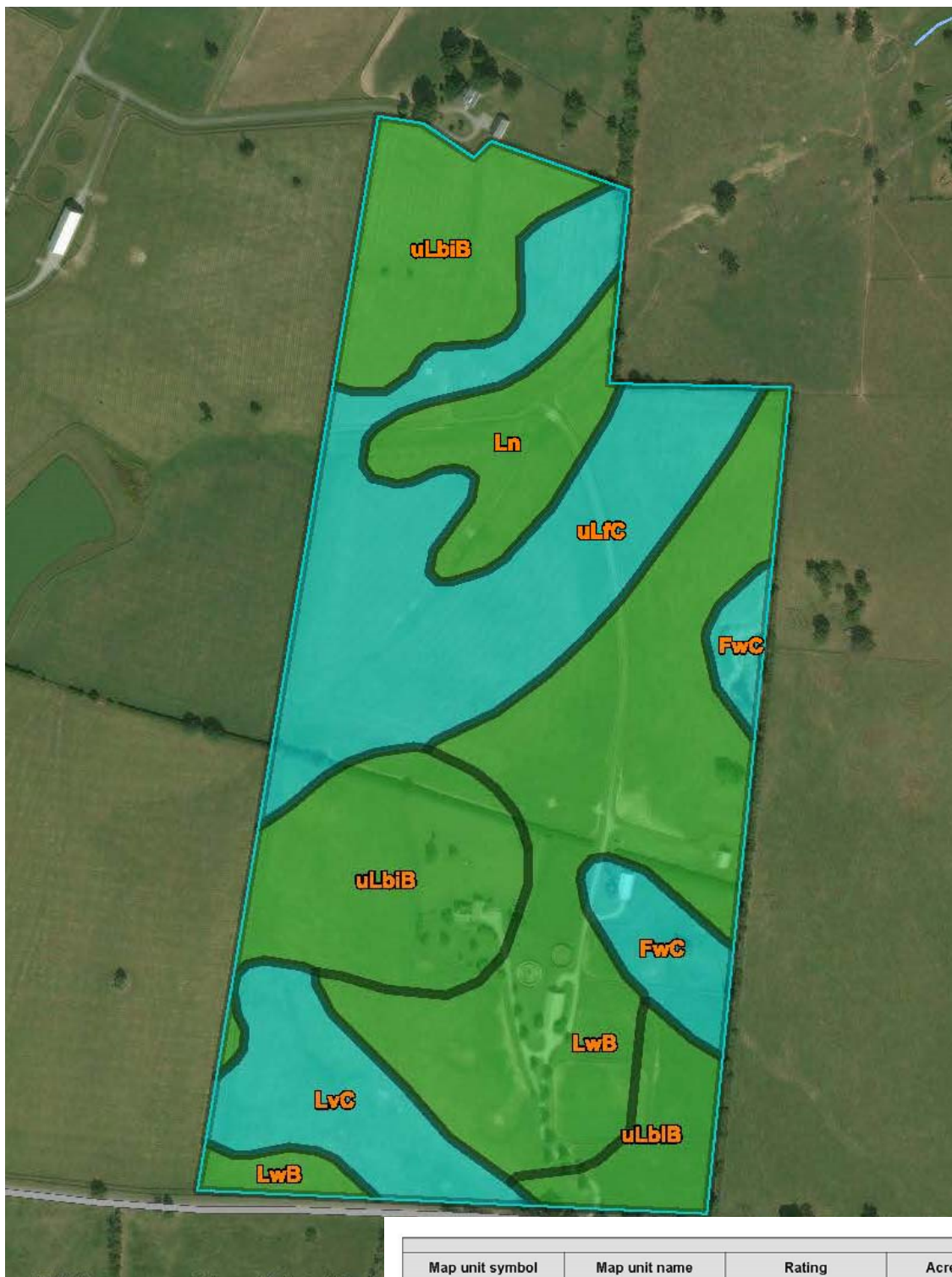
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HUME-BEDFORD ROAD





Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	3.6	5.0%
Ln	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	5.0	6.9%
Lvc	Lowell variant silt loam, 6 to 12 percent slopes	Farmland of statewide importance	5.6	7.8%
LwB	Lowell variant-Nicholson complex, 2 to 6 percent slopes	All areas are prime farmland	21.5	30.0%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	18.3	25.5%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	17.8	24.8%
Totals for Area of Interest			71.7	100.0%



		BEARING	RADIUS	TANGENT	DEGREE OF CURVE
C1	92.92'	S78°21'39"W	75.83'	53.34'	75°45'34"
L1	30.32'	N84°21'31"W			
L2	30.62'	N88°15'59"W			
C2	199.13'	N70°17'45"W	325.77'	102.78'	17°35'17"

NOTE:  
SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS,  
ECT. OF RECORD OR OTHERWISE.  
VISIBLE EASEMENTS ARE SHOWN.

NOTE:  
"The division of land set forth in this deed  
is for "agricultural use" as defined in KRS  
100.111 and the Bourbon County Planning  
and Zoning Regulations. Each tract created  
by this division contains at least 60 acres and  
250 feet of road frontage and does not involve  
a new street."

**KNOWN EXISTING EASEMENTS  
OF RECORD AFFECTING  
PROPERTY:**

KENTUCKY RURAL ELECTRIC  
COOPERATIVE CORPORATION  
D.B. 147 PG. 689 RECORDED  
IN THE BOURBON COUNTY  
CLERK'S OFFICE.

KENTUCKY - AMERICAN  
WATER COMPANY  
D.B. 173 PG. 674 RECORDED  
IN THE BOURBON COUNTY  
CLERK'S OFFICE.

SOUTH CENTRAL BELL  
TELEPHONE COMPANY  
D.B. 181 PG. 68 RECORDED  
IN THE BOURBON COUNTY  
CLERK'S OFFICE.

TRACT "A"  
+/- 316 ACRES  
REMAINING  
HAYNES  
PROPERTIES, LLC.  
D.B. 230 PG. 792

**PARCEL 1  
72.83 ACRES**

60' KENTUCKY-  
AMERICAN WATER  
EASEMENT  
D.B. 173 PG. 674

+/- 4000'  
TO ELIZABETH TURNPIKE

**SURVEYORS CERTIFICATION**

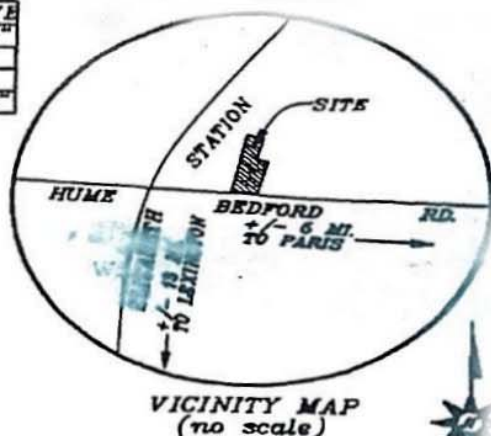
I DO HEREBY CERTIFY TO VANDE FARMS, LLC. AND  
COMMONWEALTH LAND TITLE INSURANCE COMPANY  
THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST  
OF MY KNOWLEDGE AND THAT ALL MONUMENTS DO EXIST  
AS INDICATED. THE METHOD OF SURVEY WAS BY RANDOM  
TRAVERSE WITH A MATHEMATICAL ERROR OF CLOSURE OF 1:10,000.  
THIS SURVEY CONFORMS TO KENTUCKY MINIMUM STANDARDS.

RODNEY D. JONES LS 2241

DATE

GRAPHIC SCALE

1"=400'



**LEGEND**

- P.K. NAIL SET
- IRON PIN W/CAP SET

GEORGE A. JR. &  
MARTHA J. RASSENFOSS  
D.B. 166 PG. 661

**FINAL PLAT OF SURVEY**

of  
Parcel 1  
a portion of  
TRACT "A"  
HAYNES PROPERTIES, LLC.  
D.B. 280 PG. 792  
HUME-BEDFORD ROAD  
BOURBON COUNTY, KY  
survey by  
R. D. JONES  
GENERAL SURVEYS  
611 HOME AVE.  
MT. STERLING, KY 40353  
SCALE 1" = 400'  
DATE 3-16-99



# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 1180 Home Bedford Rd Paris, Ky 40361

DATE: 3-11-2020

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

	Yes	No	Unknown
<b>1. MAIN RESIDENCE - HOUSE SYSTEMS</b>			
Are you aware of any problems affecting:			
(a) Electrical wiring .....		✓	
(b) Air Conditioning <u>NEW January, 2018</u> .....		✓	
(c) Plumbing/Septic .....		✓	
(d) Heating <u>NEW January, 2018</u> .....		✓	
(e) Pool/Hot tubs/Sauna .....		N/A	
(f) Appliances .....		✓	
(g) Doors and windows <u>Windows cracked by large bird, Great Room</u> .....	✓		
<b>2. MAIN RESIDENCE - FOUNDATION</b>			
(a) Are you aware of any problems concerning the basement? .....		N/A	
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability? .....		NO	
(c) Are you aware of any defects or problems relating to the foundation? .....		NO	
<b>3. MAIN RESIDENCE - ROOF</b>			
(a) Has the roof ever leaked? <u>Small leak in attic where shingles damaged</u> .....	✓		
(b) Has the roof ever been repaired? <u>Replaced couple shingles - storm</u> .....	✓		
(c) Do you know of any problems with the roof? .....		✓	
<b>4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT</b>			
(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".)			
<b>5. DRAINAGE</b>			
(a) Is this property located in a flood plain zone? .....		✓	
(b) Has the property ever had a drainage, flooding or grading problem? .....		✓	
<b>6. BOUNDARIES</b>			
(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? ....		✓	
<b>7. HOMEOWNER'S ASSOCIATION</b>			
(a) Is the property subject to rules or regulations of any homeowner's association? .....		✓	
If yes, please supply copy of rules and regulations.			
<b>8. WATER</b>			
(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? .....		✓	
<b>9. AUXILIARY HOUSES</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses? .....		N/A	
(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".)			
<b>10. BARN/OUTBUILDINGS</b>			
(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
<b>11. UTILITIES</b>			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines ..... <i>roughly</i>	<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 type="checkbox"/>	<i>N/A</i>	<input type="checkbox"/>
4) Telephone lines .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
<b>12. MISCELLANEOUS</b>			
(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>septic</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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(o) Have you ever had a soil analysis done? <i>MAY HAVE BEEN DONE BY</i> .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, by whom and when. .... <i>Southern States who lined pastures</i>			
(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"/>
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			

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.

*VAUDE KIRKUS LLC by Thomas L. VAUDEKEL, Jr.*  
*Thomas L. Vaudekel, Jr.* 3-11-2020 1pm  
 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.  
 The Lexington-Bluegrass Association of Realtors disclaims any and all liability that may result from your use of this form.