

5070 Fords Mill

76.61 Acres

Versailles, Woodford County, Kentucky



Desirable Woodford County farm with a picturesque cabin-inspired cedar home offering the ultimate in privacy and serenity.



Offered Exclusively By

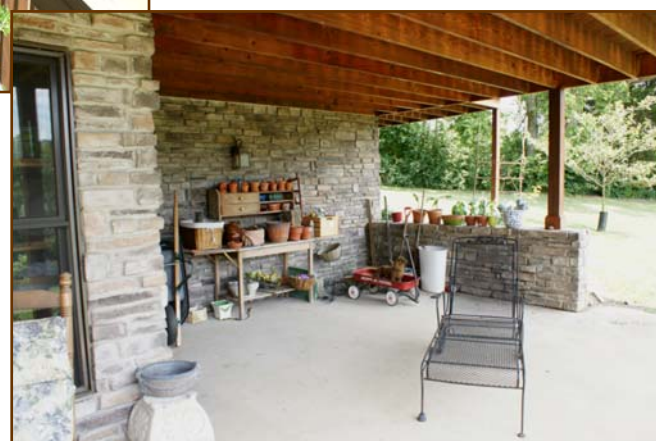
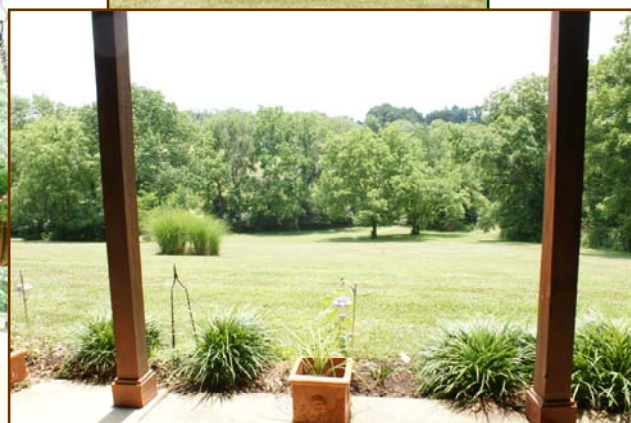


www.kyhorsefarms.com

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

This fabulous three bedroom, two bath home contains 2,900 +/- square feet and features hardwood floors, floor-to-ceiling stone fireplace, granite countertops, geo-thermal HVAC, plus a walk-out unfinished basement. From the large L-shaped covered porch one can view the deer and turkey as they feed. The front of the farm is well-kept pasture land with a five bent tobacco barn. The rear of the farm features a great mixture of woods and native grasses—perfect for deer and turkey hunting—which is what it's used for, as well as some fabulous dove shoots.





This wonderful home is located roughly in the center of the farm for the ultimate in privacy and views. There is also a 24' x 42' three bay open detached garage with walkway to the main residence. This well-thought-out home also features geothermal heat and is approximately 20 years old.

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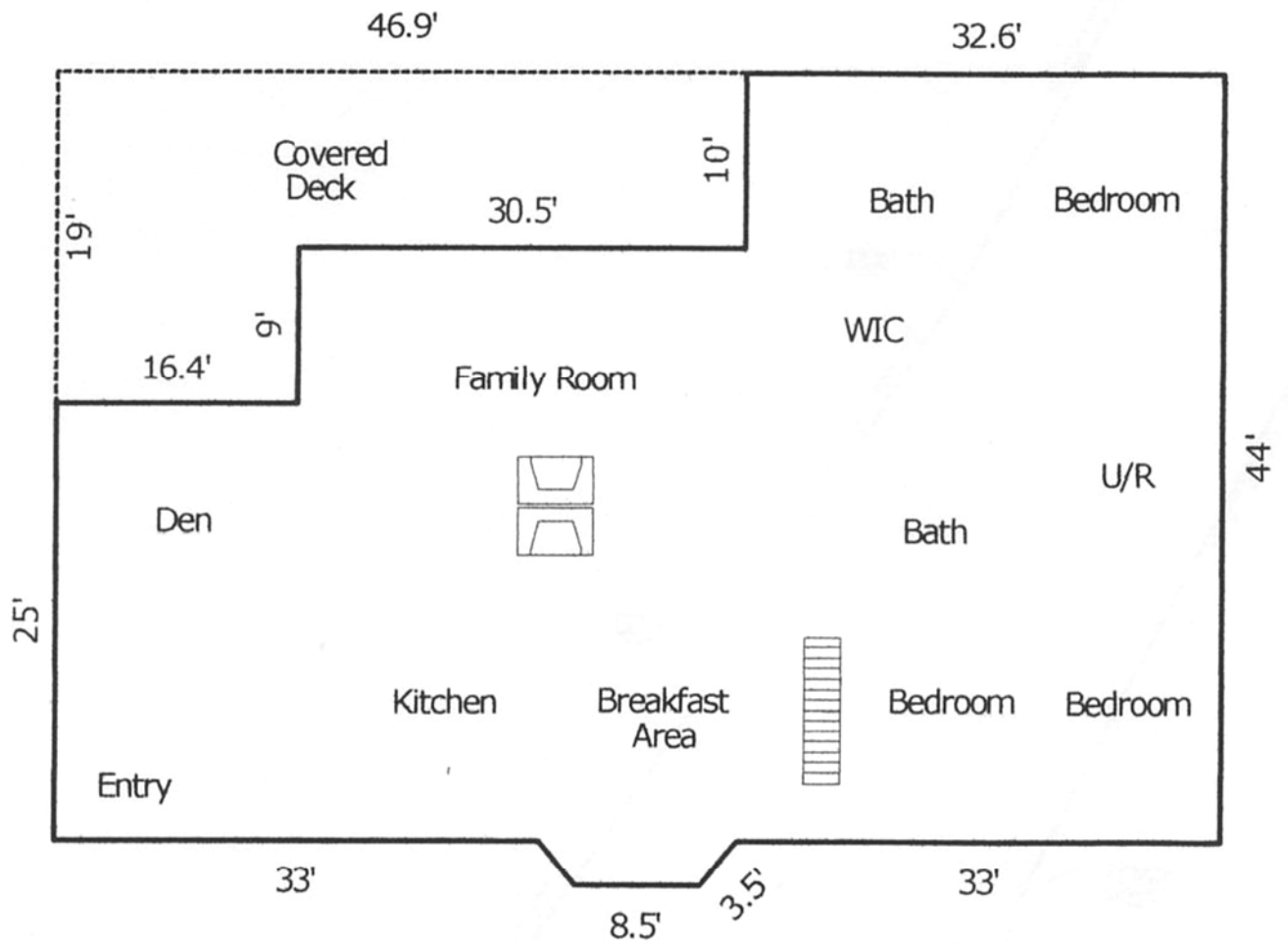
PRICE: \$650,000.



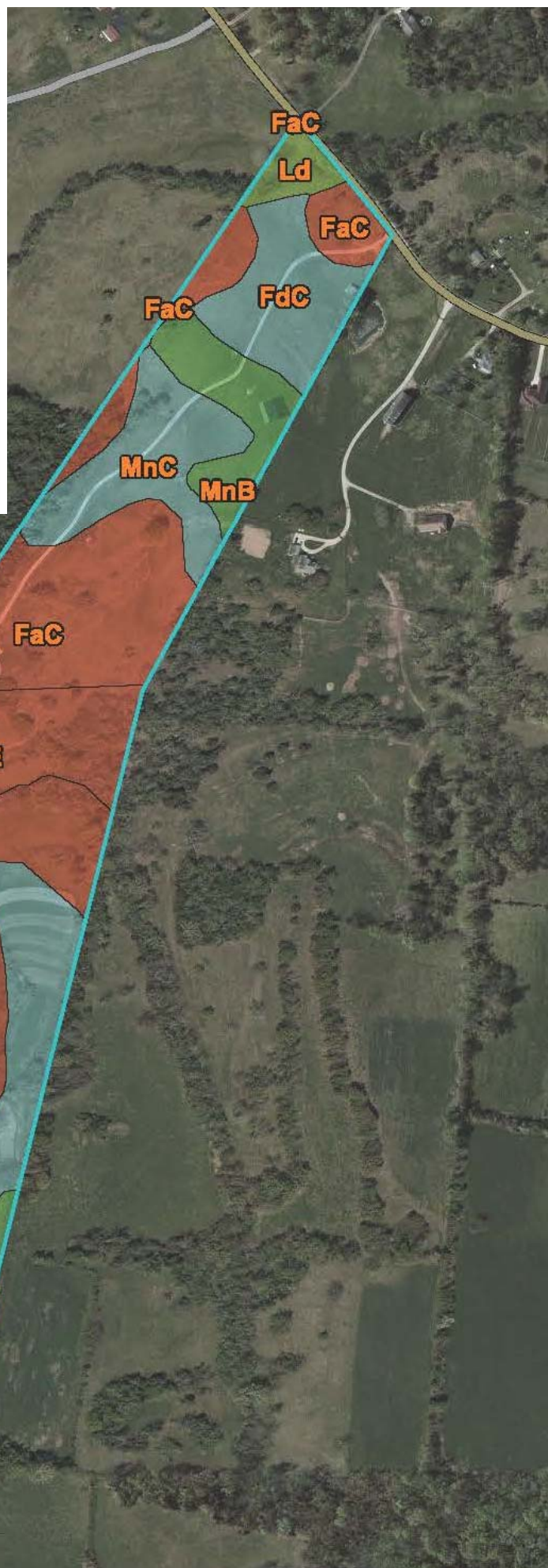
Bill Justice
(859) 255-3657

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Farmland Classification— Summary by Map Unit — Jessamine and Woodford Counties, Kentucky (KY624)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Bn	Boonesboro silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	2.5	3.2%
EvB	Elk variant silt loam, 2 to 6 percent slopes	All areas are prime farmland	6.7	8.4%
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	Not prime farmland	10.3	13.0%
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	9.6	12.1%
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	3.4	4.3%
FdE	Faywood silt loam, 12 to 30 percent slopes	Not prime farmland	0.5	0.7%
Ld	Lindside silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	0.8	1.1%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	2.5	3.2%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	19.4	24.6%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	23.2	29.4%
Totals for Area of Interest			79.0	100.0%





1997

Imagery Date: 9/

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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PROPERTY ADDRESS: 5070 Fords Mill, Versailles, 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	N/A	—	—
(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?	N/A	—	—
(b) Were any auxiliary houses built before 1978?	N/A	—	—
(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?	—	—	—

	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.			

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>Nanci L. McElroy</u>	<u>8/29/18</u>	<u>12:30pm</u>	<u>[Signature]</u>	<u>8/30/18</u>
SELLER	DATE	TIME	SELLER	DATE

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
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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.