

106 KIDDS MILL ROAD

Versailles, Woodford County, Kentucky

173 +/- Acres



OFFERED EXCLUSIVELY BY



www.kyhorsefarms.com

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

FIRST FLOOR

Entry:

- Hardwood floor

Great Room:

- Hardwood floor
- Fireplace with raised brick hearth
- Stairs to second floor



Eat-in Kitchen:

- Chandelier
- Hardwood floor
- Wood cabinets
- Tile backsplash (2018)
- Pantry
- Whirlpool double oven range (2018)
- Double sink
- Whirlpool Quiet Partner dishwasher (2018)
- Appliance garage
- Side-by-side Whirlpool refrigerator with ice and water dispenser
- LED lighting
- Under counter lighting
- Sliding door to large deck

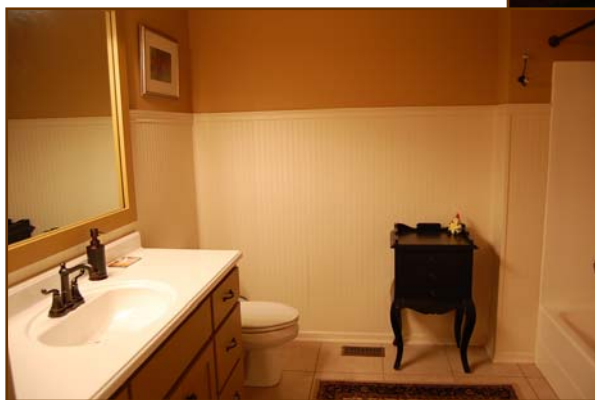


Utility/Laundry Room:

- Door to garage
- Coat closet
- Hardwood floor
- Chandelier
- Washer/dryer hook-up

Front Bedroom:

- Shiplap accent wall
- Walk-in closet
- Chandelier
- Window blinds
- Full bath with single wood vanity, tub/shower combo, linen closet, 3/4 height beadboard, and tile floor.



Back Bedroom:

- Shiplap wall accent
- 2 Double closets
- Chandelier
- Window blinds
- Full bath with single wood vanity, tub/shower combo, linen closet, 3/4 height beadboard, and tile floor.

SECOND FLOOR

North Bedroom:

- Wall-to-wall carpet
- Ceiling fixture
- Walk-in closet

Jack & Jill Bath:

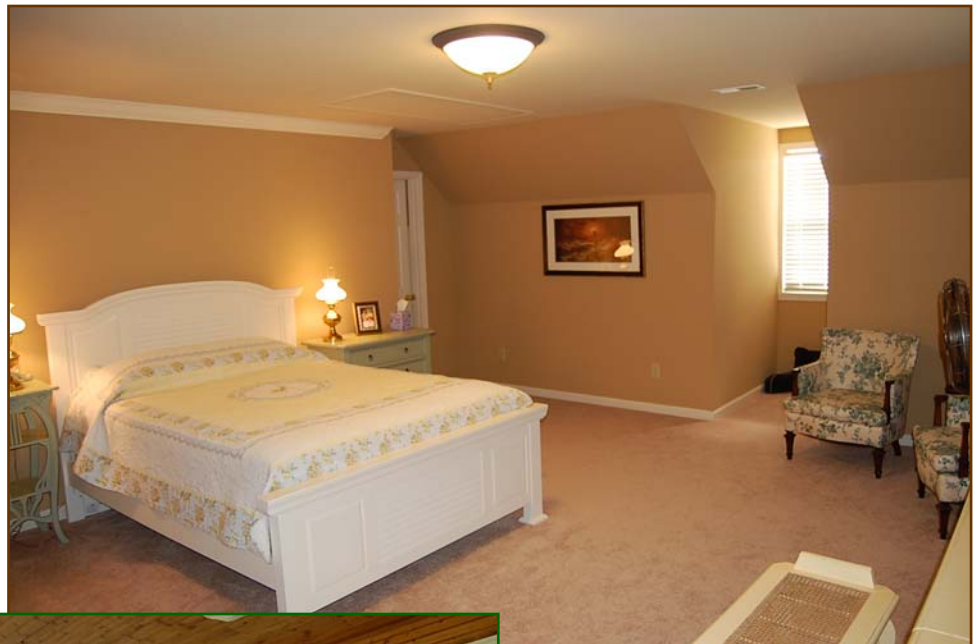
- Wall-to-wall carpet
- Single vanity
- Tub/shower combo

South Bedroom:

- Wall-to-wall carpet
- Walk-in closet
- Ceiling fixture

Other house features:

- 2,400 +/- square feet
- 2 car attached garage
- HVAC—2 heat pumps (2014 & 2016)
- New front porch (2018)
- New roof (2014)
- Hickory floors installed in 2018
- New shower doors (2018)
- New hot water heater (2018)



- Sealed and insulated crawl space
- City water
- KU electric

Screen Back Porch:

- 42' x 16'
- 2 chandeliers
- Tongue and groove cathedral ceiling
- Free-standing fireplace
- Vinyl inserts

FARM FEATURES:

- 40' x 60' Morton equipment building.
- Run-in shed
- Creep pen/catch pen
- 4 board plank fencing.
- Stone wall.
- 4 paddocks and fields.
- Groves of mature trees.
- Frontage on Clear Creek.





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PRICE: \$1,898,000.



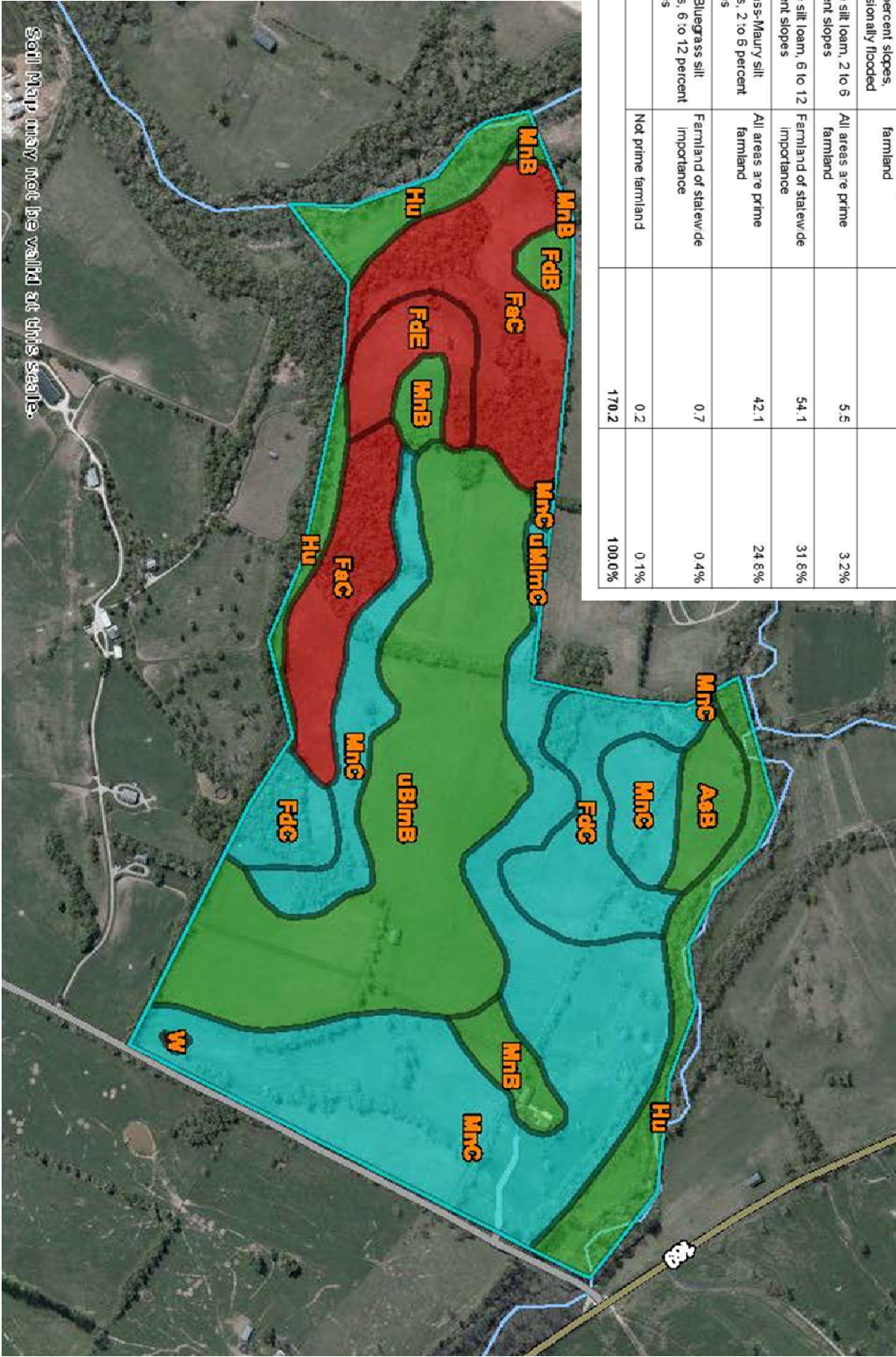
Bill Bell, Agent
(859) 621-0607

www.kyhorsefarms.com

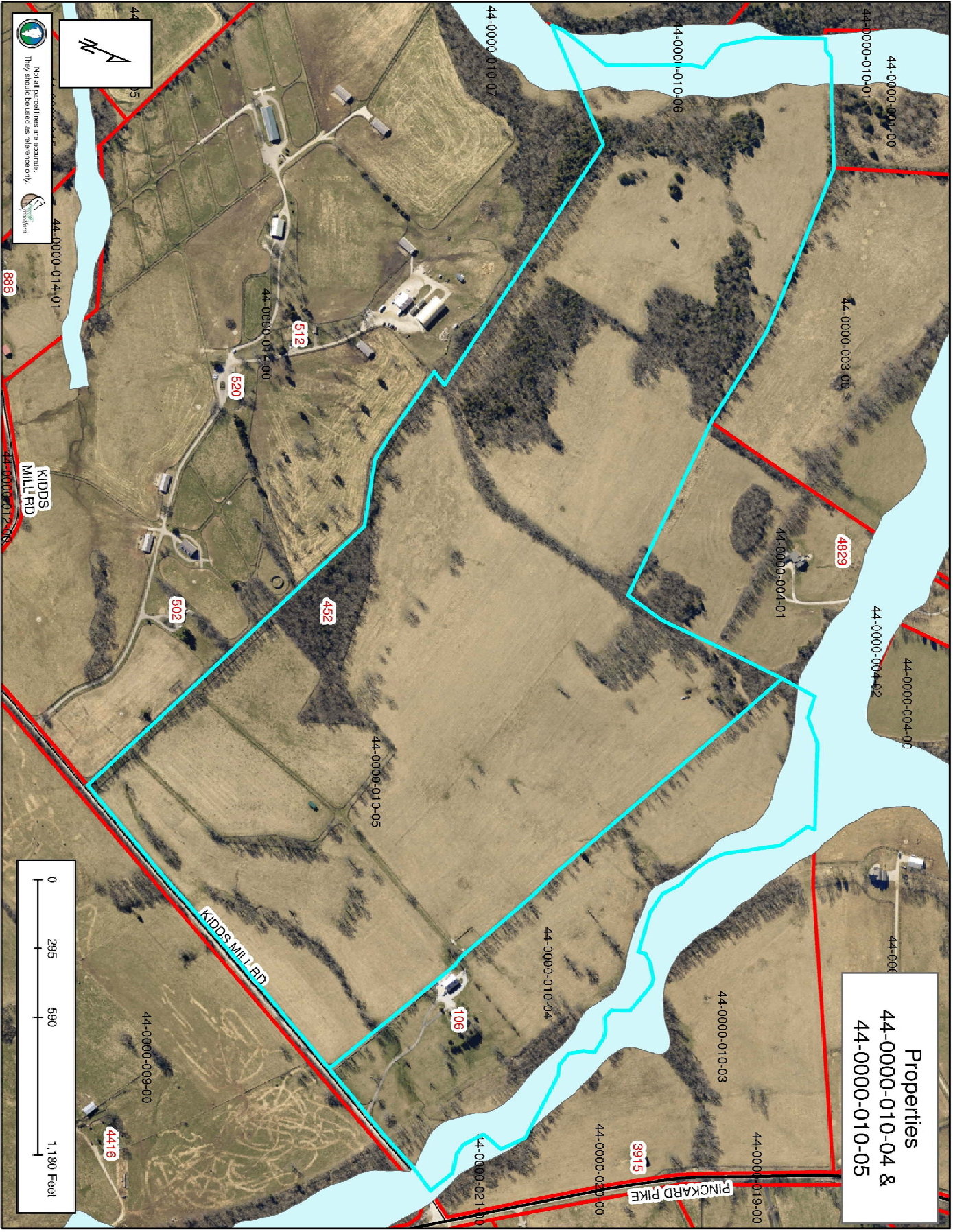
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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ASB	Ashlor silt loam, 2 to 6 percent slopes	All areas are prime farmland	4.1	2.4%
FAC	Fairmount feggy silty clay, 6 to 12 percent slopes	Not prime farmland	24.5	14.4%
FDB	Faywood silt loam, 2 to 6 percent slopes	All areas are prime farmland	1.7	1.0%
FDC	Faywood silt loam, 6 to 12 percent slopes	Fernland of statewide importance	14.8	8.7%
FDE	Faywood silt loam, 12 to 30 percent slopes	Not prime farmland	5.7	3.3%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	16.7	9.8%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	5.5	3.2%
MnC	McAfee silt loam, 6 to 12 percent slopes	Fernland of statewide importance	54.1	31.8%
uBImB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	42.1	24.8%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Fernland of statewide importance	0.7	0.4%
W	Water	Not prime farmland	0.2	0.1%
Totals for Area of Interest			170.2	100.0%



Properties
44-0000-010-04 &
44-0000-010-05

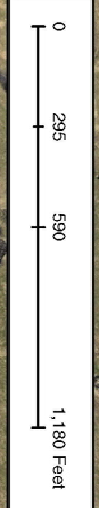


No all parcel lines are accurate.
They should be used as reference only.



886

KIDDS
MILL RD



44-0000-014-01

44-0000-012-08

44-0000-009-00

4416

44-0000-012-00

502

KIDDS MILL RD

512

452

44-0000-010-05

106

44-0000-010-07

44-0000-010-04

44-0000-020-00

3915

PINCKARD PIKE

44-0000-010-06

44-0000-010-03

44-0000-019-00

44-0000-004-01

44-0000-003-00

4829

44-0000-004-02

44-0000-004-00

44-0000

44-0000-001-00

44-0000-010-01

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 106 Kidds Mill Rd, Tracts 1 & 7, Versailles, KY 40383

DATE: 02/20/2020

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Plumbing/Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Pool/Hot tubs/Sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any defects or problems relating to the foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Has the roof ever been repaired?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Do you know of any problems with the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries of your property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are the boundaries of your property marked in any way?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Any improvements shared in common with adjoining or adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. WATER			
(a) Are all the improvements connected to a public water system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) IF NOT, please state your water sources and explain.			
(c) Has your water system ever gone dry? If yes, explain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any problems with your water lines and/or waterers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Is your water supply shared with anyone else?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Were any auxiliary houses built before 1978?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Electric lines.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Natural Gas/Propane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Telephone lines	<input type="checkbox"/>	<input 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 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?	<input type="checkbox"/>	<input checked="" 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?.....	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. If the answer was "yes" to any of the above questions, please explain.			

3.b. Shingles replaced 2014.
5.a. Some flood plain along boarder creek.
8.b. No water lines to equipment building and run-in-shed.
8.d. Existing electric lines to waterers not adequate.
12.o. Soil test by UK in 2017.

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.

<i>Tom Chalin</i>	dotloop verified 02/21/20 10:04 PM EST QVTK-NC6U-T2CI-MPHU	
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	BUYER
DATE	DATE
TIME	TIME

If you have specific questions please consult an attorney.
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