

# DWELLS REST FARM

40 + Acres

3011 and 3019 Carrick Pike

Lexington, Fayette County, Kentucky



*Offered Exclusively By*



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

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



***A unique and well-located 40 acre horse farm (just 7 miles from Iron Works Pike) with tons of improvements.***

The home of Broadview Builders, noted builders in our area for decades, the farm contains a 2-bedroom, 1-bath brick home (1,250 SF) with a 2-car attached garage; an office constructed in the mid-1800's which was expanded and renovated in 1983 – it contains approximately 1,755 SF. Horse improvements include an 11-stall concrete block barn plus a 4-stall run-in shed.

The owner created a lofted apartment from a former tobacco barn; it contains roughly 2,700 SF of living space. It's dramatic and unique. The lower level serves as a garage, shop, and storage area.



**UNIQUE  
AND  
INVITING  
LOFTED APARTMENT**

In 1992, the owner renovated this former tobacco barn into a dramatic living quarters for himself.

Containing approximately 2,700 square feet of living area featuring exposed wood bents and wood ceilings. HVAC is furnished by three heat pumps.



Exterior Landing: 11' x 13', wood floor, vaulted wood ceiling, sliding doors to a 6.5' x 14' deck with benches.

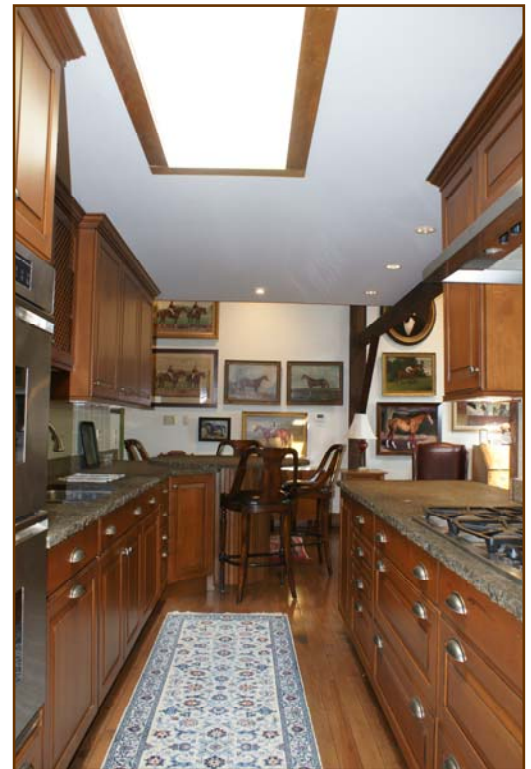
Guest Bedroom: 11' x 27', carpet, walk-in closet, access to 2 decks (12' x 17' and 14' x 42').

Office: 11' x 16'9", carpet, bookcases, closet.

Entrance Hall: 10' x 11'.



Great Room: 14' x 15.5', hardwood floor, 16' wood ceiling, skylight, built-in bookcases and TV cabinet. Open to kitchen.



Kitchen: 8.5' x 28', skylight, tiled backsplash, countertops are river-washed chipped edge Ubatuba (a South American granite), cherry Brookhaven cabinetry, double wall oven, 5-burner propane gas cooktop with hood, built-in microwave and refrigerator.

Laundry: 233 square feet with wood ceiling, built-in ironing board, sink, and auxiliary wall heat.

Full Bath: 5' x 16' with hardwood floor.

Dining Room: 16' x 20', carpet, closet, spiral staircase to upper level.



Master Bedroom: 18.75' x 20', carpet, 16' ceiling; exposed tobacco bents, wood stove, French doors to deck (14' x 42'), 7' x 12' carpeted walk-in closet with dressing table.



Master Bath: 9' x 11' with tiled floor.





## LOFTED AREA OF APARTMENT

Sitting Area: 8'9" x 14', wood ceiling, carpet, located above the Great Room.

Bedroom: 9' x 15.5', carpet.

Full Bath: with shower only.

Closet: 4.75' x 7.5'.



## FIRST FLOOR OF FORMER TOBACCO BARN

Measuring 56' x 70', this vinyl-wrapped barn's lower level was utilized as a shop/storage building.

- Center Area: 15' x 50', drive-through with 2 overhead electric doors (utilized as a garage).
- Shop: 27' x 27', concrete floor, manual overhead door, full bath (shower), heated.
- Two 11.5' x 13' tool rooms with concrete floor and shelves.
- 11.5' x 14.5' tool room with concrete floor and shelves.
- 11' x 26' storage room with concrete floor and shelves.
- 13' x 23' wash room with drain.
- 14' x 15' storage area with manual overhead door.
- 13.5' x 28' storage area with manual overhead door.
- 12' x 14' entry to apartment with Mexican tile floor by David Tramontin.



## **BRICK RANCH AT ENTRANCE**

1,250 square foot home with 2-car attached garage. Has been a residence until recently and is now utilized as an office.

Entrance hall with hardwood floor; living room and dining room—both with hardwood floors; 2 bedrooms—each with hardwood floors; kitchen with washer/dryer hook-up. Baseboard electric heat plus electric air conditioning.



## **OFFICE**

Constructed in the mid-1800's with additions and renovation in 1983, the space consists of 1,755 square feet of finished area.

Entrance hall with walnut trim, transoms, and built-in bookcases; office with wood-burning fireplace and 2 closets; office with fireplace and closet; center office with hardwood floor, fireplace, and enclosed side entrance; half bath (10' ceilings in all of the preceding). The addition includes the kitchen with hardwood floor plus a mud room with full bath. Upstairs you'll discover a 14' x 15.5' carpeted office.







### **11 STALL CONCRETE BLOCK HORSE BARN**

- Stalls measure 12' x 12'.
- 14' aisle with loft.
- Double rear doors.
- Heated office.
- Metal roof.

### **4 STALL RUN-IN SHED**

- 36' x 48'.
- Frame construction with concrete block foundation.
- Metal roof.

*Offered Exclusively By*

**PRICE: \$1,250,000.**



**Bill Justice  
859-255-3657**

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

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









Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Lc	Lawrence silt loam, 0 to 2 percent slopes, rarely flooded	Prime farmland if drained	0.0	0.1%
LpC2	Loudon silt loam, phosphatic, 6 to 12 percent slopes, eroded	Farmland of statewide importance	2.9	7.3%
LyC3	Lowell silty clay loam, 6 to 12 percent slopes, severely eroded	Not prime farmland	3.2	8.0%
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.3	0.8%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	20.7	51.3%
uLfC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	7.8	19.3%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	5.4	13.3%
<b>Totals for Area of Interest</b>			<b>40.3</b>	<b>100.0%</b>

# SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 3011-19 Carrick Pike, Lexington, Kentucky

DATE: 7/2/2020

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 .....	___	___	___
(c) Plumbing/Septic .....	___	___	___
(d) Heating .....	___	___	___
(e) Pool/Hot tubs/Sauna .....	___	___	___
(f) Appliances .....	___	___	___
(g) Doors and windows .....	___	___	___
<b>2. MAIN RESIDENCE – FOUNDATION</b>			
(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? .....	___	___	___
<b>3. MAIN RESIDENCE – ROOF</b>			
(a) Has the roof ever leaked? .....	___	___	___
(b) Has the roof ever been repaired? .....	___	___	___
(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? .....	___	<u>X</u>	___
(b) Has the property ever had a drainage, flooding or grading problem? .....	___	<u>X</u>	___
<b>6. BOUNDARIES</b>			
(a) Have you ever had a survey of your property? .....	___	<u>X</u>	___
(b) Do you know the boundaries of your property? .....	<u>X</u>	___	___
(c) Are the boundaries of your property marked in any way? .....	___	___	<u>X</u>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? <u>CONSERVATION EASEMENT</u> .....	<u>X</u>	___	___
(e) Is there any common fencing? If yes, explain any agreement and common maintenance .....	<u>X</u>	___	___
(f) Any improvements shared in common with adjoining or adjacent properties? ....	___	<u>X</u>	___
<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.	___	<u>X</u>	___
<b>8. WATER</b>			
(a) Are all the improvements connected to a public water system? .....	<u>X</u>	___	___
(b) IF NOT, please state your water sources and explain.	___	<u>X</u>	___
(c) Has your water system ever gone dry? If yes, explain .....	___	<u>X</u>	___
(d) Are you aware of any problems with your water lines and/or waterers? .....	___	<u>X</u>	___
(e) Is your water supply shared with anyone else? .....	___	<u>X</u>	___
<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? .....	___	<u>X</u>	___
(b) Were any auxiliary houses built before 1978? .....	<u>X</u>	___	___
(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. BARNS/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? .....	___	<u>X</u>	___



	Yes	No	Unknown
<b>11. UTILITIES</b>			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines .....	<u>X</u>	___	___
2) Electric lines .....	<u>X</u>	___	___
3) Natural Gas/Propane .....	___	___	___
4) Telephone lines .....	<u>X</u>	___	___
5) Septic/Field lines.....	<u>X</u>	___	___
(b) If you answered yes to any of the above, can you furnish a diagram of same?	<u>X</u>	___	___
<b>12. MISCELLANEOUS</b>			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? .....	___	<u>X</u>	___
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? .....	___	<u>X</u>	___
(c) Are you aware of any Radon test being performed on this property? .....	___	<u>X</u>	___
(d) Are you aware of any existing or threatened legal action affecting this property?	___	<u>X</u>	___
(f) Are there any assessments other than property assessments that apply to this property? .....	___	<u>X</u>	___
(g) Are you aware of any damage due to wood infestation? .....	___	<u>X</u>	___
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? .....	___	<u>X</u>	___
(i) Are you aware of any underground storage tanks? .....	___	<u>X</u>	___
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? .....	___	<u>X</u>	___
(k) Are you aware of any dumps on the property, present or past? .....	___	<u>X</u>	___
(l) Are any sink holes being used as a dump? .....	___	<u>X</u>	___
(m) To your knowledge, has the property been used for anything besides agricultural purposes? .....	___	<u>X</u>	___
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? ....	<u>X</u>	___	___
(o) Have you ever had a soil analysis done?.....	___	<u>X</u>	___
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? .....	___	<u>X</u>	___
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?.....	___	<u>X</u>	___
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			

12(n) Brick house, farm and barn verbal 30-day notice  
Office leased until 10/20/2020

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.

  
 SELLER \_\_\_\_\_ DATE 7/9/20 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.

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT  
For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 7-1-2020 CONTRACT DATE: \_\_\_\_\_ CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 3011-3019 CADDECK P.L.E LEXINGTON, KY 40511

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)

AM

(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.

AM

(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)

BE (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.

AM Date 7/1/20 Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent BE Date 7/1/20 Agent \_\_\_\_\_ Date \_\_\_\_\_