

# DIAMOND CREEK

6146 Paris Road

Georgetown, Scott County, Kentucky

260 +/- Acres



## ***Location, Location, Location!!***

The old adage was never more true than the location of this  
turn-key equestrian operation!

15 minutes from either Lexington, Paris, or Georgetown—and easily accessible  
to top equine veterinary facilities.

*Offered Exclusively By*



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

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



Artistically landscaped entrance to Diamond Creek Farm features staggered plantings for year-round beauty and privacy. Stone and wrought iron automatic gates provide distinctive elegance and security.

The beauty and utilization of this well-planned equestrian operation is evident from the time you drive through the gates past lush pastures, run-in sheds, and numerous beautiful sites for your principal residence.

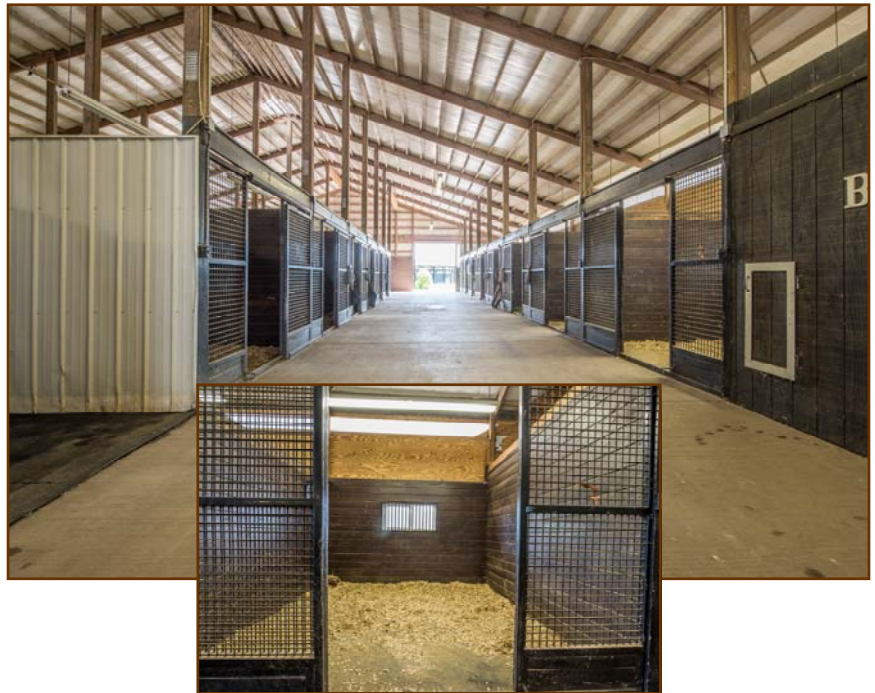






The **56 stall barn** is well planned with 14 stalls in each quadrant. They measure 14' x 12' and 12' x 12' with each quadrant having a wash bay, wide aisles, stall mats, foam pavers, and storage area at either end. High ceilings and open mesh stalls and gates provide excellent ventilation and facilitates horse handling.

The beautifully-landscaped semi-circular entrance to the barn features a double stone bridge, a whimsical full-size Keeneland horse statue, a water feature, and accent lighting and provides an impressive focal point for owners and clients.







As you enter the barn, you will find an owner's office with full bath; manager's office; client lounge; guest half bath; office storage; lab area; and a separate dining/kitchen and bath area for barn staff.







Two EquiGym 6-horse covered exercisers are located at either end of the barn and are complemented by lush landscaping and a brick paver entrance.



Designed by a master horseman, the layout of the farm includes 6 double-sided run-in sheds that are strategically placed and feature shredded rubber footing and large hay racks; automatic waterers; and a large concrete-floored hay/maintenance barn with tool room and small office area.

The soils on this farm are exceptional—Huntington, Maury, and McAfee, which are soils of state-wide importance.





A three bedroom, two bath brick manager's home provides for your farm staff or serves as an excellent place to stay while you build an owner's home!







Strategically located between Paris and Georgetown and 15 minutes from Lexington, this is a marvelous choice for your gem of a horse farm!

*Offered Exclusively By*

**PRICE: \$3,250,000.**



**Mary Sue Walker**  
**859-619-4770**

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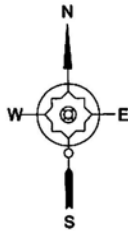




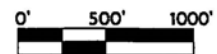
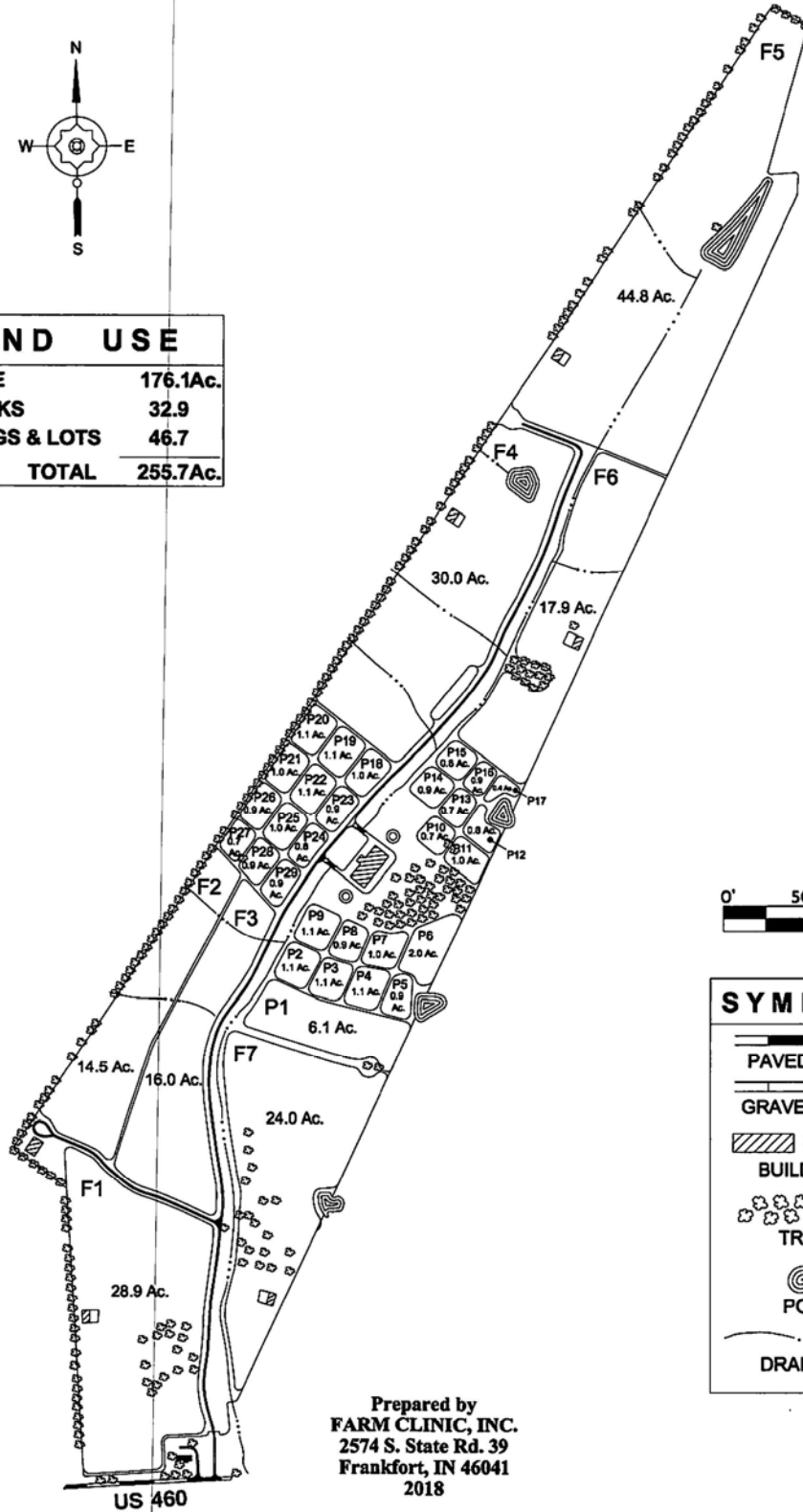


# DIAMOND CREEK FARM

## GEORGETOWN, KENTUCKY



LAND USE	
PASTURE	176.1Ac.
PADDOCKS	32.9
BUILDINGS & LOTS	46.7
<b>TOTAL</b>	<b>255.7Ac.</b>



SYMBOLS	
	PAVED ROAD
	GRAVEL ROAD
	BUILDINGS
	TREES
	POND
	DRAINAGE

Prepared by  
**FARM CLINIC, INC.**  
 2574 S. State Rd. 39  
 Frankfort, IN 46041  
 2018



# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: Leinle Paris Rd Georgetown DATE: 3-2-2020  
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 .....		X	
(b) Air Conditioning .....		X	
(c) Plumbing/Septic .....		X	
(d) Heating .....		X	
(e) Pool/Hot tubs/Sauna .....		X	
(f) Appliances .....		X	
(g) Doors and windows .....		X	
<b>2. MAIN RESIDENCE - FOUNDATION</b>			
(a) Are you aware of any problems concerning the basement? .....		X	
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability? .....		X	
(c) Are you aware of any defects or problems relating to the foundation? .....		X	
<b>3. MAIN RESIDENCE - ROOF</b>			
(a) Has the roof ever leaked? .....		X	
(b) Has the roof ever been repaired? .....		X	
(c) Do you know of any problems with the roof? .....	X		
<b>4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT</b>			
(a) Was residence built before 1978? .....	X		
(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? .....	X		
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? .....	X		
(e) Is there any common fencing? If yes, explain any agreement and common maintenance .....	X		
(f) Any improvements shared in common with adjoining or adjacent properties? .....	X		
<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. ....		X	
<b>8. WATER</b>			
(a) Are all the improvements connected to a public water system? .....	X		
(b) IF NOT, please state your water sources and explain. ....			
(c) Has your water system ever gone dry? If yes, explain. ....		X	
(d) Are you aware of any problems with your water lines and/or waterers? .....		X	
(e) Is your water supply shared with anyone else? .....		X	
<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? .....			
(b) Were any auxiliary houses built before 1978? .....		X	
(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? .....		X	

FORM 035

Revised 8/06



# 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 .....

Yes No Unknown

X — —  
X — —  
X — —  
X — —  
X — —

(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. Farm Clinic - Every 2 yrs
- (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? .....

— X —  
— X —  
— X —  
— X —  
— X —  
— X —  
— X —  
X Ordn —  
— X —  
— X —  
— X —  
— X —  
— X —  
X — —  
— X —  
— X —

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.

X SELLER 3/3/20 - 4:00pm 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 my result from your use of this form.