

A Portion of
Cane Ridge Cattle Company
561 +/- Acres
(in 2 Deeded Tracts)
Stringtown and Roseberry Roads



Offered Exclusively By



www.kyhorsefarms.com
518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657



Located in the immediate vicinity of the main Cane Ridge Cattle Company, Buknor, and world-renown Adena Springs, this 561 acre portion of Cane Ridge Cattle Company is comprised of two deeded tracts.



Tract 1 consists of 413 acres and has tremendous road frontage on Stringtown Road and some on Roseberry Road. This tract contains the very nice 80' x 200' metal hay barn and its adjacent open 3-bay working shed.

Tract 2, at 1136 Roseberry Road, contains 148 acres and adjoins Tract 1 fitting in very nicely. Both tracts have excellent soils and city water.

Seller will sell Tract 1, if desired, with or without any or all of Tract 2. Seller will not sell Tract 2 by itself.

NOTE: This farm is a mile from the main Cane Ridge Cattle Company located at 1806 Cane Ridge Road that contains 422 acres and is also for sale.

Information contained herein is believed to be accurate but is not warranted.

Offered Exclusively By



PRICE: \$2,750,000.

**Bill Justice
(859) 255-3657**

www.kyhorsefarms.com

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



TRACT 1
413 Acres

TRACT 2
148 Acres

STRINGTOWN ROAD

ROSEBERRY ROAD

CANE RIDGE ROAD



Farmland Classification— Summary by Map Unit — Bourbon and Nicholas Counties, Kentucky (KY604)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CnD	Cynthiana-Faywood complex, very rocky, 6 to 20 percent slopes	Not prime farmland	1.1	0.3%
ErB	Elk silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	0.1	0.0%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	64.2	15.7%
FyD	Faywood silty clay loam, 12 to 20 percent slopes	Not prime farmland	26.3	6.5%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	32.4	7.9%
McD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	5.2	1.3%
No	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	12.8	3.1%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	47.3	11.6%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	32.9	8.1%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	109.8	26.9%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	72.9	17.9%
W	Water	Not prime farmland	3.4	0.8%
Totals for Area of Interest			408.4	100.0%



Farmland Classification— Summary by Map Unit — Bourbon and Nicholas Counties, Kentucky (KY604)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CnD	Cynthiana-Faywood complex, very rocky, 6 to 20 percent slopes	Not prime farmland	6.4	4.2%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	31.1	20.6%
FyD	Faywood silty clay loam, 12 to 20 percent slopes	Not prime farmland	26.0	17.2%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	17.6	11.7%
McD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	15.6	10.3%
No	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	7.8	5.2%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	5.4	3.6%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	40.7	27.0%
W	Water	Not prime farmland	0.4	0.3%
Totals for Area of Interest			151.0	100.0%

1136 Roseberry
148 Acres

Stringtown
Road
413 Acres

CANE RIDGE ROAD

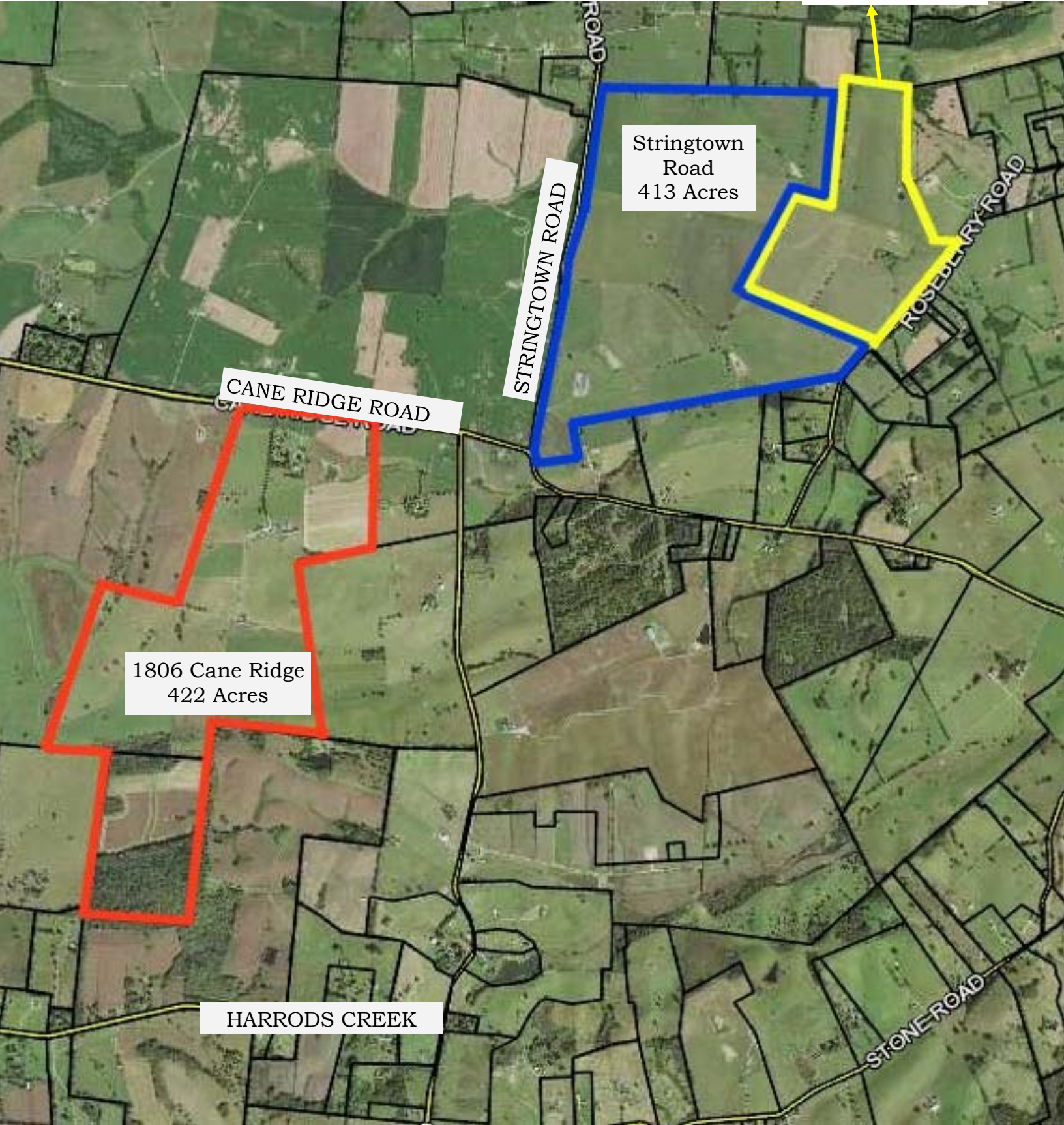
1806 Cane Ridge
422 Acres

HARRODS CREEK

STONE ROAD

STRINGTOWN ROAD

ROSEBERRY ROAD



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: _____ CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: Stringtown Road and 1136 Roseberry Road, Paris, Kentucky

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)

TMC

(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.

TMC

(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)

BA (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.

Seller Thomas M. O'Byrne Date 9/3/2020 Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Agent BA Date 8/17/2020 Agent _____ Date _____