

# 6454 PARIS ROAD

## 51 +/- Acres

### Georgetown, Scott County, Kentucky



Ready for you to put your finishing touch on this well-located 51 acre horse farm with excellent soils, manager's house, 7 stall barn with 4 small apartments and maintenance area, 21 acre hay field, new hay storage barn, and beautiful sites for a main residence!

Perfect for your development into a perfect horse farm!

*Offered Exclusively By*



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

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

1,600 SF manager's house:  
living room/kitchen combo,  
master bedroom with bath,  
and two additional bedrooms  
that share a bath.

Barn with 4 one-bedroom/  
bath apartments for grooms, 7  
stalls (11.6' x 11.6') , wash  
bay, and huge hay/  
maintenance/storage area.



21 +/- acre hay field with two-year-old storage building (50' x 56' x 20') located at edge of field for easy access.

Additional improvements include

- Solar panel wrought iron automatic gate
- 160' wide 5-oak plank stallion paddock/lunge area
- 5-plank oak fencing
- Diamond wire and plank fencing
- 2 large fields with new run-ins (48' x 12'2") with fold-down windows
- Varnan waterers and run-ins in each paddock and pasture installed two years ago.
- 2 paddocks—each with a run-in measuring 12.6' x 16.6'.



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**PRICE: \$939,000.**



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

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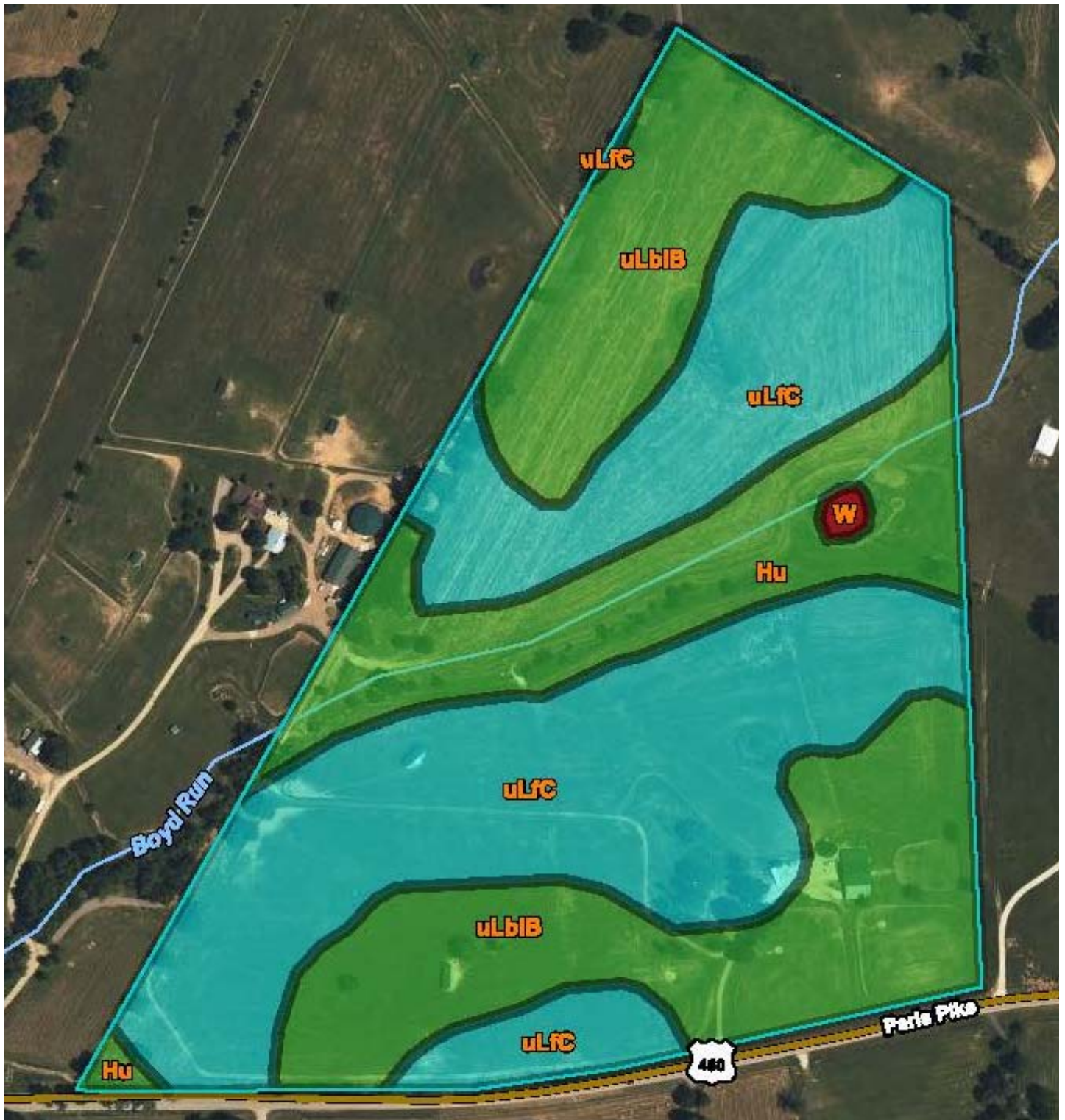
Additional  
53 +/-  
Acres  
Available

Subject Property

AIRPORT RD

PARIS PINE

ORCHARD



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	8.2	16.0%
uLbIB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	17.5	33.9%
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	25.7	49.8%
W	Water	Not prime farmland	0.2	0.4%
<b>Totals for Area of Interest</b>			<b>51.5</b>	<b>100.0%</b>

# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

For use only by members of the Lexington Real Estate Association of REALTORS®

PROPERTY ADDRESS: 6454 Paris Pike

DATE: 10/16/2020

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? .....	—	✓	—
(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? <u>Fencing</u> .....	—	✓	—
(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? ....	—	✓	—
<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. ....	—	✓	—
<b>8. WATER</b>			
(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? <u>public</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? .....	—	✓	—
(b) Were any auxiliary houses 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>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? .....	—	✓	—

	Yes	No	Unknown
<b>11. UTILITIES</b>			
(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?	—	—	—
<b>12. MISCELLANEOUS</b>			
(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. <u>Southern States 2020</u>			
(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?.....	—	✓	—
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			

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>Stacy House</u>	<u>10/16/2020</u>	<u>Jan</u>	<u>Stacy</u>	<u>10-20-2020</u>	
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	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.