

A Portion of
ASHLEY HOUSE FARM

120 +/- Acres

Midway & Aiken Roads

Versailles, Woodford County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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

LOCATION!! LOCATION!! LOCATION!!

The key ingredient to real estate, and one couldn't get a better location than Ashley House Farm.



With the absolutely-ultimate location and soils and located at the corner of Midway and Aiken Roads, Ashley House Farm is directly across Midway Road from internationally-renowned Lane's End farm and across Aiken Road from Governor B. C. Jones' historic farm. You'll discover two horse barns with a total of 30 stalls on some of the best land Central Kentucky (or the world) has to offer. Tremendous road frontage and beautiful building sites.

Adjoining this offering, we have an additional 86 acres listed for sale with a 19 stall horse barn and an additional gated entrance

Yearling Barn: 10 stall frame barn with 12' x 12' stalls and rear windows; 14.75' aisle; metal roof.



Middle Barn: 20 stall concrete block barn with stalls measuring 12' x 13' and rear windows; tack room with half bath and washer/dryer hook-up; feed room; 14' aisle.





**A view of quiet
and desirable
Aiken Road**

Offered Exclusively By

PRICE: \$1,980,000.



**Bill Justice
859-255-3657**

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Additional
86 Acres

SUBJECT
PROPERTY

AIKEN ROAD

MIDWAY ROAD



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	17.5	14.5%
Du	Dunning silty clay loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	1.7	1.4%
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	Not prime farmland	0.6	0.5%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	14.7	12.2%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	3.5	2.9%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	76.4	63.2%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	5.7	4.7%
W	Water	Not prime farmland	0.6	0.5%
Totals for Area of Interest			120.8	100.0%

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 913 Aiken Road, Versailles, Kentucky

DATE: _____

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	—	—	—
(b) Air Conditioning	—	—	—
(c) Plumbing/Septic	—	—	—
(d) Heating	—	—	—
(e) Pool/Hot tubs/Sauna	—	—	—
(f) Appliances	—	—	—
(g) Doors and windows	—	—	—
2. MAIN RESIDENCE – FOUNDATION			
(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?	—	—	—
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?	—	—	—
(b) Has the roof ever been repaired?	—	—	—
(c) Do you know of any problems with the roof?	—	—	—
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(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".)			
5. DRAINAGE			
(a) Is this property located in a flood plain zone?	—	—	Y
(b) Has the property ever had a drainage, flooding or grading problem?	—	X	—
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	X	—	—
(b) Do you know the boundaries of your property?	X	—	—
(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? <u>conservation easement</u>	X	—	—
(e) Is there any common fencing? If yes, explain any agreement and common maintenance. <u>No Agreement</u>	X	—	—
(f) Any improvements shared in common with adjoining or adjacent properties?	X	—	—
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.	—	X	—
8. WATER			
(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	—
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?	—	—	—
(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".)			
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?	—	X	—

11. UTILITIES

Yes No Unknown

(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

— 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?

— X —

(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?

— X —

(c) Are you aware of any Radon test being performed on this property?

— X —

(d) Are you aware of any existing or threatened legal action affecting this property?

— X —

(f) Are there any assessments other than property assessments that apply to this property?

— X —

(g) Are you aware of any damage due to wood infestation?

— X —

(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom?

— — X

(i) Are you aware of any underground storage tanks?

— X —

(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property?

— X —

(k) Are you aware of any dumps on the property, present or past?

— X —

(l) Are any sink holes being used as a dump?

— X —

(m) To your knowledge, has the property been used for anything besides agricultural purposes?

— X —

(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?

X — —

(o) Have you ever had a soil analysis done? If yes, by whom and when.

— X —

(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?

— X —

(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?

— X —

13. If the answer was "yes" to any of the above questions, please explain.

A Farm Lease Verbal prefer 60 day notice to terminate

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

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.