

A Portion of
ASHLEY HOUSE FARM
86 +/- Acres
913-A Aiken Road
Versailles, Woodford County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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

Horse Barn: 19 stalls (11' x 12') with rear windows; wash bay; heated tack room with half bath; feed room with walk-up to loft; partial hay loft with a 13.75' aisle. Constructed in 2009.



- Electric gated entrance
- City water.
- Additional acreage available!



A very special farm with incomparable location and size. Excellent soils in the immediate area of Lane's End and Governor Jones' farm on quaint Aiken Road. May sell as little as 70 acres. 19 stall horse barn built in 2009, excellent building sites, and tree-lined drive with electric entrance gate.

NOTE: Adjoining 120 acres with 2 horse barns and 30 stalls available on the corner of Midway and Aiken Roads.

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PRICE: \$1,419,000.



**Bill Justice
859-255-3657**

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SUBJECT
PROPERTY

Additional
120 Acres

AIKEN ROAD

MIDWAY ROAD



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	10.4	12.0%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	18.6	21.5%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	3.1	3.6%
MrD	McAfee-Rock outcrop complex, 6 to 20 percent slopes	Not prime farmland	2.0	2.3%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	43.9	50.7%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	8.5	9.8%
Totals for Area of Interest			86.5	100.0%

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 913-A Aiken Road, Midway, 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? | — | X | X |
| (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 | 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".) | | | |

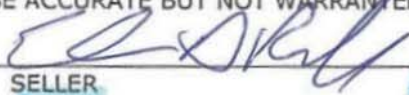
10. BARN/OUTBUILDINGS

- | | | | |
|---|---|---|---|
| (a) Are you aware of any problems affecting any of the mechanical systems,
Structure, or roof on any of the barns or outbuildings? | — | X | — |
|---|---|---|---|

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	—	X	—
2) Electric lines	—	X	—
3) Natural Gas/Propane	—	X	—
4) Telephone lines	—	X	—
5) Septic/Field lines	—	X	—
(b) If you answered yes to any of the above, can you furnish a diagram of same?	—	X	—
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	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?	—	X	—
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?	—	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.			

12(n) Barn/Field leased to Brookdale Farm.
 Legal Commitment 30 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.

 3-2-21 4:40
 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.

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