

WINDHAVEN FARM

234 +/- Acres

3551 Old Frankfort Pike

Lexington, Fayette County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



Windhaven Farm offers one of the most desirable locations in Central Kentucky—prestigious Old Frankfort Pike. Adjoining historic Darby Dan Farm and Bluewater Farm, it is located directly across Old Frankfort Pike from the main division of Stonestreet Farm. You'll discover two tree-lined entrances off Old Frankfort Pike—one to the main residence and the other is the farm entrance.

Additionally, Windhaven Farm has frontage at 600 South Yarnallton and a tree-lined drive also accesses that parcel; it can also be accessed via the main farm. Although offered as a whole (234 +/- acres), the Seller will consider selling the 138.5 acres on Old Frankfort Pike separately. That parcel consists of its 4,000 +/- square foot main residence, three horse barns with a total of 37 stalls, two round pens, and a walker. The 95 +/- acres at 600 South Yarnallton contains two 20 stall horse barns, a manager's home, and round pen with two gorgeous lakes. This parcel will not be offered separately—it will be sold with the main farm or after the main farm is sold.

MAIN RESIDENCE

First Floor:

Entrance Hall: 15' x 15', tile floor, crown moulding, beautiful curved staircase.



Living Room: 13'8" x 31', hardwood floor, masonry fireplace with marble hearth, crown moulding, French door to rear brick patio.



Dining Room: 13'9" x 15.5', hardwood floor, crown moulding, chandelier.



Family/Sun Room: 15' x 27'4", hardwood floor, crown moulding, two doors to side brick patios.



Kitchen: 14' x 15'3", hardwood floor, granite counter tops, island with Wolf stove top/grill, built-in work station, double Bosch wall ovens, Bosch dishwasher, built-in microwave.



First Floor Primary Bedroom:

17'9" x 24', hardwood floor, fireplace with brick hearth and surround with gas logs, built-in media center, crown moulding.



Primary Bath: 12' x 12'; marble floor and vanity top, whirlpool tub with marble surround, separate marble shower, walk-in closet with built-ins.



Laundry: 8'9" x 16'9", tile floor, washer/dryer hook-up, laundry sink, closet and cabinets.

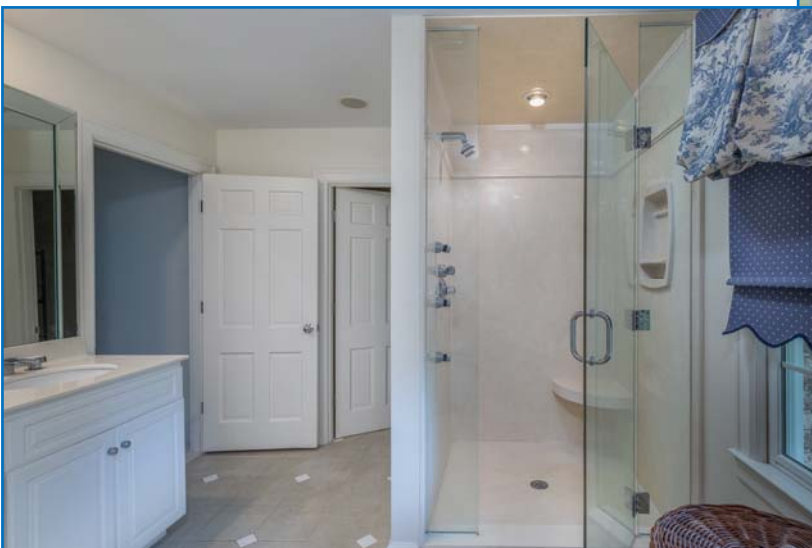
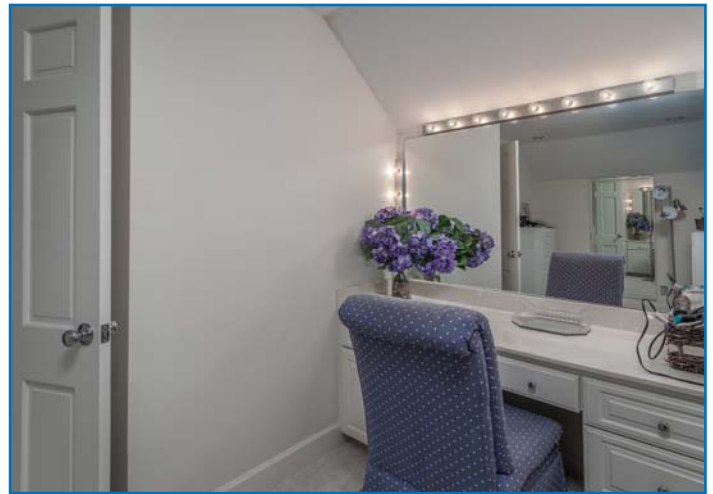
Powder Room: 6'8" x 4'9".

Two Car Attached Garage

Second Floor:

Additional Primary Bedroom:

13'9" x 21', crown moulding, built-in entertainment center and bookshelves, 7'9" x 14' **dressing room** with table, 12'3" x 15.5" **walk-in closet** with built-ins and dormers.



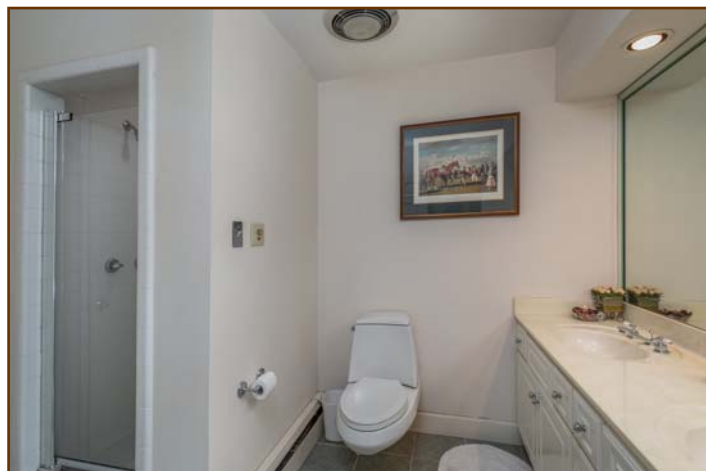
Primary Bath: 9.5' x 18.5', tile floor, whirlpool tub, separate large shower, private toilet area.

Two Additional Bedrooms: 11' x 15' and 13.5' x 14', each with double closet and carpeted.



Jack 'n' Jill Bath: 8' x 10', tile floor, double vanity

Sitting Area: 11.5' x 13', hardwood floor, crown moulding, French doors to balcony.



Powder Room: 7.5' x 12'

Lower Level:

Rec Room: L-shaped, wet bar, fireplace.

Half Bath

Storage Area





HORSE IMPROVEMENTS

15 Stall Barn

Stalls measure 12' x 14', with wood knee wall and rear windows, loft over 14' aisle, office with half bath, 3 cupolas, and adjacent **round pen**.



11 Stall Yearling Barn

Stalls measure 11.5' x 12', wood walls and ceiling, 12' aisle, paneled feed/tack room, hay loft, 3 cupolas, and adjacent **round pen**.



11 Stall Foaling Barn

10 stalls measure 12.5' x 13', foaling stall measures 12.5' x 15.5', 13' aisle, hay loft, wood ceiling and walls, 3 cupolas, warm/feed room with half bath, 11' x 19.5' office with exterior entrance.



6-Horse Walker
Large Pond
City Water

NOTE: All of the aforementioned improvements are located on the 138.5 acres of 3551 Old Frankfort Pike, and this tract can be sold separately.

IMPROVEMENTS ON 600 SOUTH YARNALLTON

20 Stall World-Class Broodmare Barn

- Stalls measure 14' x 14'; two foaling stalls measure 14' x 20'
- Concrete block barn with stone-faced center
- Laundry/half bath
- Heated office
- Double rear doors
- Feed room
- 3 cupolas and 8 dormers
- Adjacent covered round pen



20 Stall Training Barn

- Stalls are back to back and measure 12' x 12'
- Full jog-around
- Metal wrapped
- One end contains washer/dryer hook-up, 3 grooming bays, office with half bath, feed room
- Two exterior grooming bays

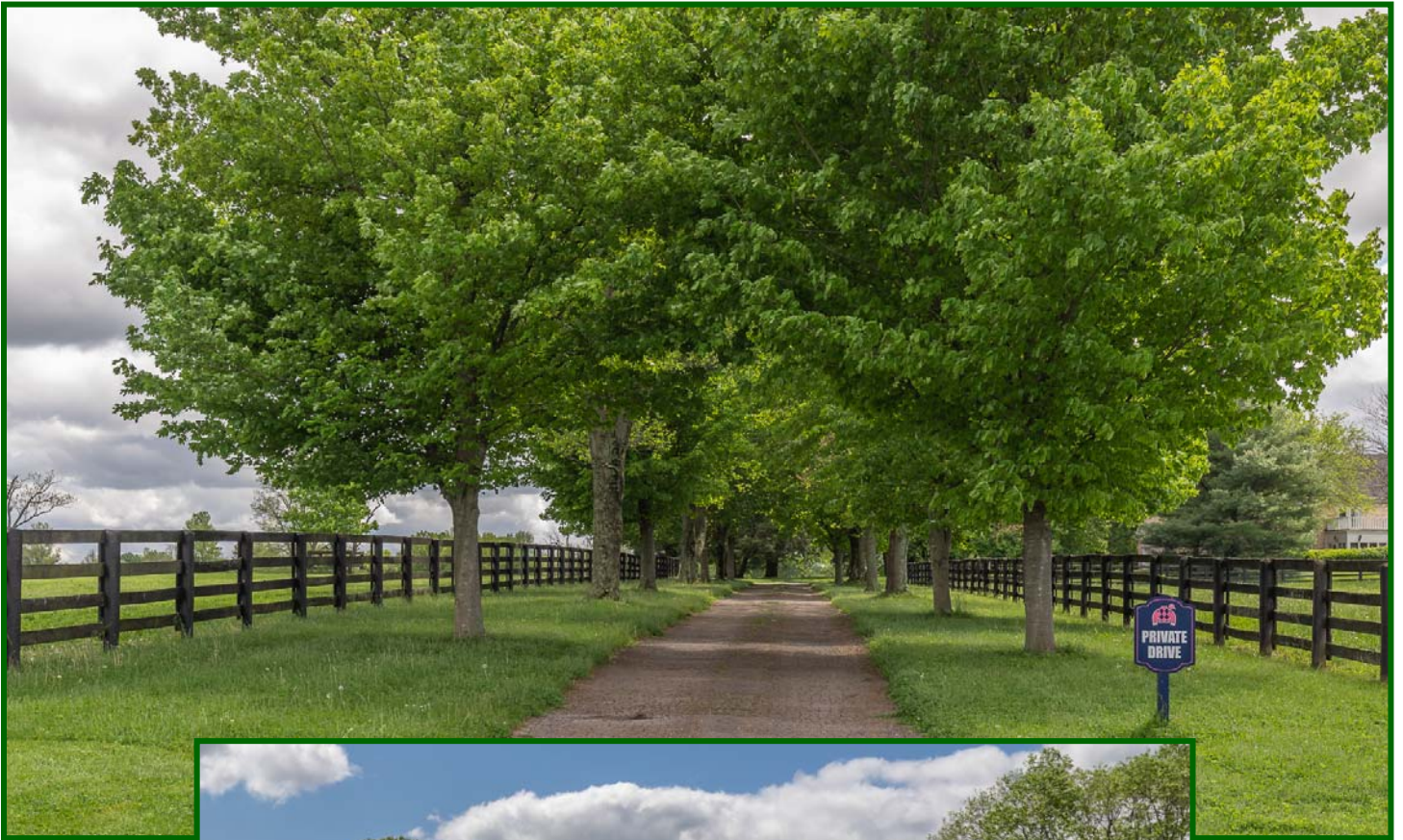


Manager's Home

First floor: living room with bookcases, eat-in kitchen, bedroom, full bath, walk-in closet, laundry, and mud room

Second floor: bedroom, full bath, area with sink and refrigerator.

Detached two-car garage



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PRICE: \$7,750,000.



**Bill Justice
859-255-3657**

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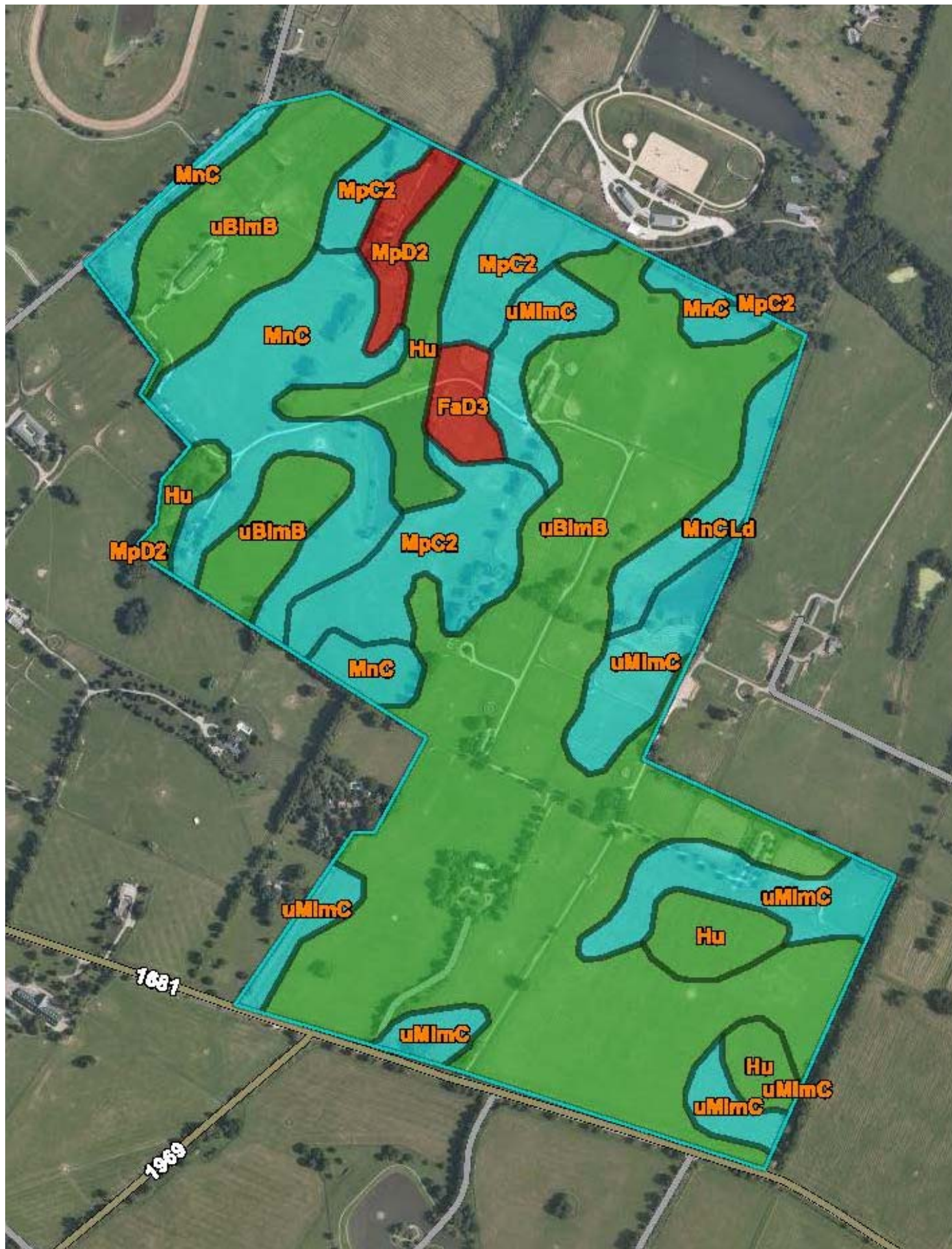


South Yarnallton

95 +/- Acres

138.5 +/- Acres

Old Frankfort Pike



| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|--|----------------------------------|--------------|----------------|
| FaD3 | Fairmount very rocky silty clay loam, 6 to 30 percent slopes, severely eroded (fairmount-Rock outcrop complex) | Not prime farmland | 3.4 | 1.4% |
| Hu | Huntington silt loam, 0 to 4 percent slopes, occasionally flooded | All areas are prime farmland | 18.6 | 7.9% |
| Ld | Lindside silt loam, 0 to 2 percent slopes, occasionally flooded | All areas are prime farmland | 0.0 | 0.0% |
| MnC | McAfee silt loam, 6 to 12 percent slopes | Farmland of statewide importance | 36.6 | 15.5% |
| MpC2 | McAfee silty clay loam, 6 to 12 percent slopes, eroded | Farmland of statewide importance | 22.1 | 9.4% |
| MpD2 | McAfee silty clay loam, 12 to 20 percent slopes, eroded | Not prime farmland | 3.9 | 1.7% |
| uBlmB | Bluegrass-Maury silt loams, 2 to 6 percent slopes | All areas are prime farmland | 122.8 | 52.1% |
| uMlmc | Maury-Bluegrass silt loams, 6 to 12 percent slopes | Farmland of statewide importance | 28.4 | 12.1% |
| Totals for Area of Interest | | | 235.9 | 100.0% |

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: 3651 Old Frankfort Pike, Lexington, Kentucky 40510

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)

 ✓ (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.

 ✓ (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)

 ✓ (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 *✓* Date MAY 5, 2021 Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Agent *✓* Date 4/21/21 Agent _____ Date _____