

# VICTORY HAVEN FARM

204.7 Acres

303 STONEY POINT ROAD

Paris, Bourbon County, Kentucky

**Located across the road from world-renown Stone Farm and adjoining Machmer Hall, this horse farm is likely the best value on the market today.**

**With tons of improvements and in a quadrant of Central Kentucky known for producing superior race horses, Victory Haven offers you a wonderful opportunity to acquire a horse farm of this quality under \$2,000,000!**



Classic two-story 4,000 square foot home, accessed via two brick-columned, tree-lined driveways, consists of four bedrooms and three-and-a-half baths.

Horse improvements include: three horse barns with 28 stalls—one with a 50' x 64' indoor arena; 16 run-in sheds; plank, V-mesh, and woven wire fencing; 14 paddocks; and 5 fields. Additional improvements include an 11 bent tobacco barn, metal hay barn, two equipment sheds, an employee house, a pool house, and five detached garages.

NOTE: This farm is being sold by a Trust for the Seller and has not been lived in or had horses on it for the past 2-3 years.

Offered Exclusively By



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

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

## **Main Residence**

Consisting of a little over 4,000 square feet of living area, it was built in the early 1900's and enlarged and updated approximately 10 years ago. Central heat and air are provided via two heat pumps and a propane furnace. L-shaped brick front porch and rear wood deck.



## **First Floor:**

Entrance Hall: Hardwood floor  
Living Room: Hardwood floor, fireplace  
Dining Room: Hardwood floor, fireplace, bay window  
Family Room: Hardwood floor, fireplace, book cases  
Sun Room: Bay window, French doors to rear wood deck  
Kitchen: tile floor, breakfast area, Thermador oven, Fisher-Paykel dishwasher, washer/dryer hook-up  
Breakfast Room: Tile floor and door to rear wood deck  
Full bath: shower only  
Half bath



## **Second Floor:**

Bedroom: Hardwood floor, fireplace  
Bedroom/Studio: Fireplace, cathedral ceiling, skylights  
Bedroom: Hardwood floor, fireplace  
Bedroom: Carpet and bookcases  
Two full baths—one with whirlpool tub and shower—both with hardwood floor, tile surround



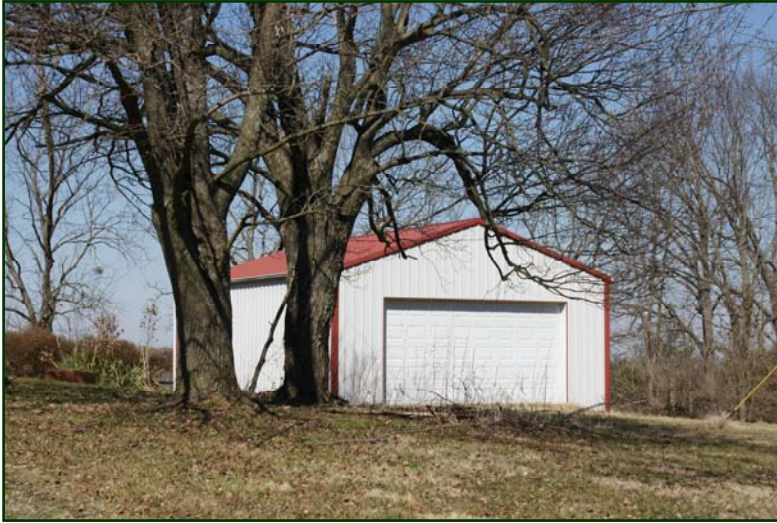
Adjacent to the main house is an 812 square foot pool house with a bedroom, full bath, open living room/kitchen with cathedral ceiling (floors are concrete) plus an attached 536 square foot storage area with lap pool and sauna (unsure of condition). The vinyl-lined pool has not been open since 2013.

You'll also have a two-car detached garage with two storage rooms above.



## **Manager's Home**

Built in the 1950's and containing approximately 1,500 square feet, this three bedroom, one bath ranch home has a carport, unfinished basement, and two-car detached garage. This home has its own private entrance.



NOTE: Adjacent to the manager's home is a split level home (of little or no value) with its separate entrance. It contains a two-car garage connected by a breezeway and a detached two-car garage.

## **Farm Improvements**

- 9 stall horse barn: Built by Amish in 2011. 5 stalls measure 16' x 16'; 4 stalls measure 12' x 16'; attached 50' x 64' indoor arena; heated utility room with washer/dryer hook-up; 2 utility bays; large tack room.
- 14 stall horse barn: older dairy barn with large hay loft; tack room; attached open run-in shed; enclosed shed.
- Metal hay barn with 5 exterior stalls.
- 16 run-in sheds: three 12' x 36'; four 24' x 48'; three 24' x 36'; two 20' x 20'; two 12' x 48'; one 16' x 36'; and one 12' x 24'.
- 14 paddocks and five fields
- Approximately 21,000' of four-plank fencing; 3,000' of three-board plank fencing; 4,000' of V-mesh fencing; and 12,500' of woven wire fencing.

### **Additional Improvements:**

- 32' x 92' open metal shed built in 2010
- 6-bay open frame shed
- 11-bent tobacco barn with equipment shed on side
- Tool shed and tractor shed
- Round pen







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

**PRICE: \$1,925,000.**



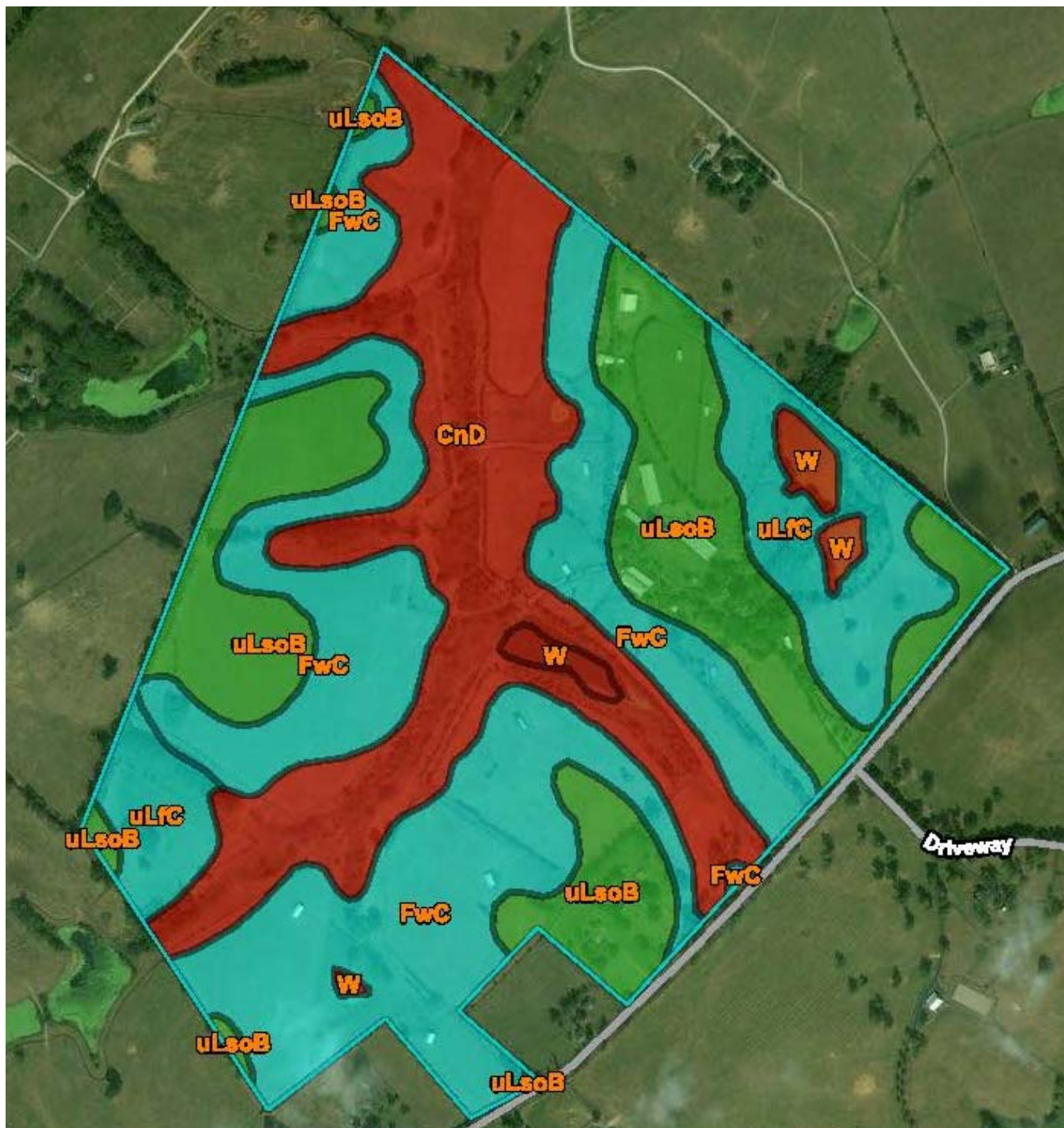
**Bill Justice  
(859) 255-3657**

[www.kyhorsefarms.com](http://www.kyhorsefarms.com)  
518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657



STONEY POINT ROAD





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	55.2	27.6%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	72.6	36.3%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	20.8	10.4%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	47.5	23.7%
W	Water	Not prime farmland	4.1	2.1%
<b>Totals for Area of Interest</b>			<b>200.3</b>	<b>100.0%</b>



# SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 303 Stoney Point Road, Paris, Kentucky

DATE: 2/9/21

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 .....	—	—	X
(b) Air Conditioning .....	—	—	X
(c) Plumbing/Septic .....	—	—	X
(d) Heating .....	—	—	X
(e) Pool/Hot tubs/Sauna .....	—	—	X
(f) Appliances .....	—	—	X
(g) Doors and windows .....	—	—	X
<b>2. MAIN RESIDENCE – FOUNDATION</b>			
(a) Are you aware of any problems concerning the basement? .....	—	—	X
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability? .....	—	—	X
(c) Are you aware of any defects or problems relating to the foundation? .....	—	—	X
<b>3. MAIN RESIDENCE – ROOF</b>			
(a) Has the roof ever leaked? .....	—	—	X
(b) Has the roof ever been repaired? .....	X	—	—
(c) Do you know of any problems with the roof? .....	—	—	X
<b>4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT</b>			
(a) Was residence built before 1978? .....	X	—	—
(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? .....	—	—	X
(b) Has the property ever had a drainage, flooding or grading problem? .....	—	—	X
<b>6. BOUNDARIES</b>			
(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? .....	—	—	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
<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. ....	—	X	—
<b>8. WATER</b>			
(a) Are all the improvements connected to a public water system? .....	—	—	X
(b) IF NOT, please state your water sources and explain. ....	—	—	X
(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
<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? .....	X	—	—
(b) Were any auxiliary houses built before 1978? .....	X	—	—
(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. BARN/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? .....	—	—	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 .....

(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? .....

(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? .....

(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? .....

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

Seller is a trust and has no true actual knowledge of subject property.

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.

The National Bank of Indianapolis Trust, the Karlaine B. Surphin Trust, sole member, Victory Park, LLC by Beth J. McCallister  
 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.

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: 303, 259, and 243 Stoney Point 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)

BWM (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.

BWM (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)

B (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.

Victory Home LLC by NB&T Trustee by:

Seller [Signature] Date 3/6/21 Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent [Signature] Date 3/8/21 Agent \_\_\_\_\_ Date \_\_\_\_\_