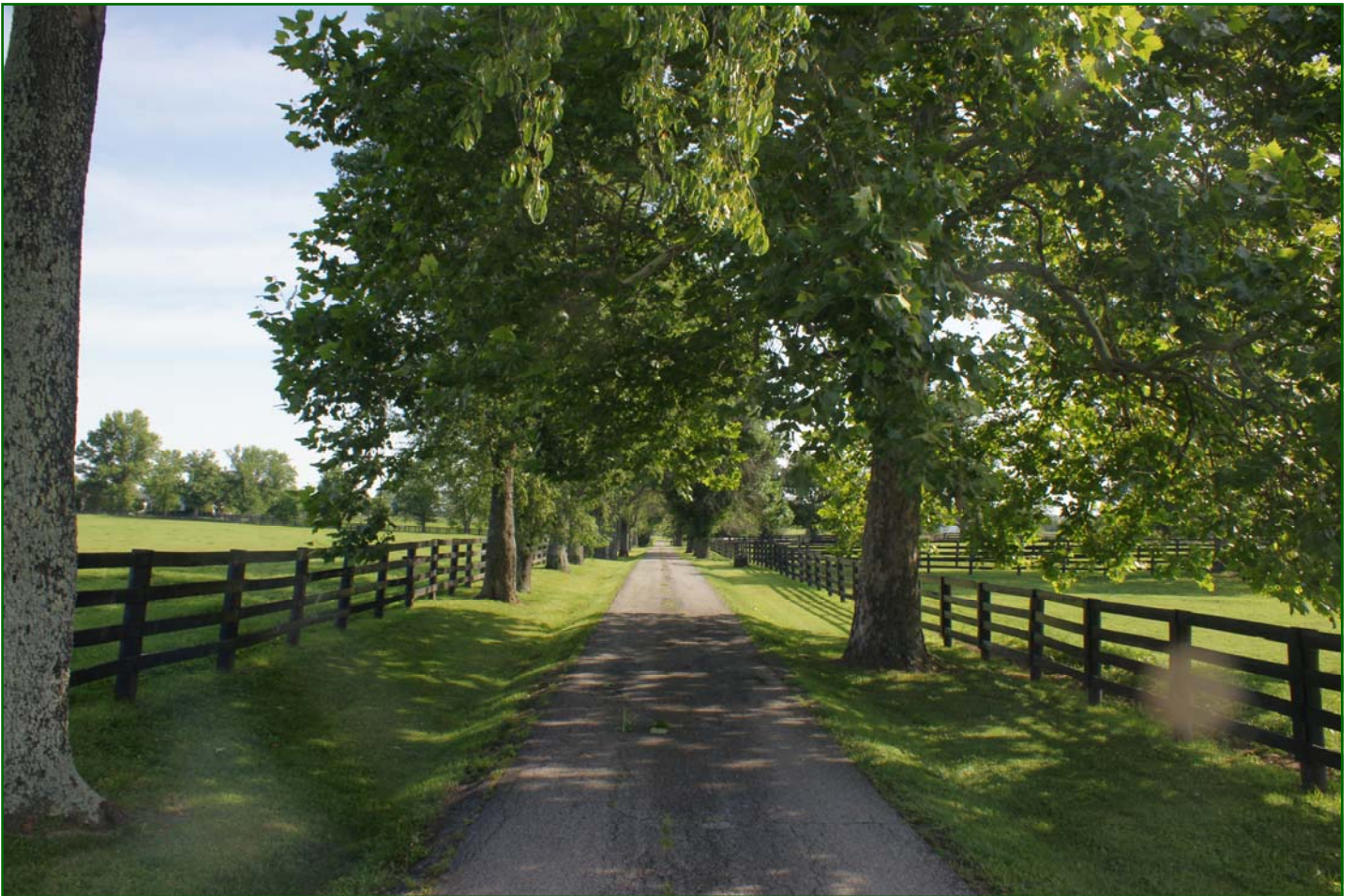


WAGGONER FARM

146 +/- Acres

187 Harp Innis Road

Lexington, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



Located in the heart of the Thoroughbred industry and just a half mile off prestigious Paris Pike, Waggoner Farm has a long history of producing exceptional race horses. 2011 Champion Filly ZAZU and 2017 Grade I Winner CUPID are just two recent graduates; also notable horses YES ITS TRUE and TERLINGUA—the dam of Storm Cat—were raised here.

An exceptional working horse farm, Waggoner Farm (formerly the Tom Gentry Farm) is comprised of 63 stalls in 5 horse barns. Additional horse improvements include an office, equipment sheds, hay barn, automatic walker, and let-down pens. Housing includes a nice 1,720 square foot story -and-a-half manager's home plus a three bedroom, two bath double-wide for staff.

Two entrances add to the farm's desirability and function.

24 Stall Frame Barn

14 stalls measure 11.5' x 14' and 10 stalls measure 11.5' x 12'; rear doors; 14' aisle; heated tack room with sink and washer/dryer hook-up.

Adjacent let-down pen.



16 Stall Frame Barn

Stalls measure 11.5' x 12' (four stalls are converted into two foaling stalls); 15' aisle; rear doors; large office with half bath.



12 Stall Concrete Block Barn

Stalls measure 12' x 14'; feed and tack rooms; 13.5' aisle.

10 Stall Frame Barn

Rear windows and room for 10 additional stalls.

1 Stall Barn

16' x 16' and formerly used for a stallion.



Office—12' x 30'; paneled; file room; half bath; attached 30' x 36' equipment shed.

Concrete Block Shop—26' x 30'; with attached 26' x 60' 3-bay equipment shed.

6-Horse Walker

3-Bay Hay Shed—measures 45' x 60'.

Shed—measures 24' x 120'

Manager's House

1,720 square foot story-and-a-half home. The first floor consists of an entrance foyer with parquet floor; family room with stone fireplace and hardwood floor; living room with hardwood floor; large eat-in kitchen; bedroom with full bath; powder room; and a utility room. The second floor consists of two bedrooms and a full bath. A 10' x 48' deck is off the kitchen and bedroom.



NOTE: A three bedroom, two bath double-wide trailer at the rear of the farm provides employee housing.



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PRICE: \$1,995,000.



**Bill Justice
859-255-3657**

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HARP INNIS ROAD



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	14.1	9.6%
Ln	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	3.9	2.7%
LwB	Lowell variant-Nicholson complex, 2 to 6 percent slopes	All areas are prime farmland	4.8	3.3%
Ne	Newark silt loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	3.0	2.1%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	3.3	2.3%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	50.5	34.4%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	50.8	34.6%
W	Water	Not prime farmland	1.4	0.9%
Subtotals for Soil Survey Area			131.8	89.9%
Totals for Area of Interest			146.6	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Mt	Melvin silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	2.8	1.9%
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	2.9	2.0%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	0.1	0.1%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	8.7	5.9%
W	Water	Not prime farmland	0.3	0.2%
Subtotals for Soil Survey Area			14.8	10.1%
Totals for Area of Interest			146.6	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 187 Harp Innis Road, Lexington, KY 40511

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?	—	✓	—
(b) Has the property ever had a drainage, flooding or grading problem?	—	✓	—
6. BOUNDARIES			
(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?	✓	—	—
(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?	—	—	—
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.	—	✓	—
8. WATER			
(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?	✓	—	—
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?	—	✓	—

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?.....
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?
- (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.

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.

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: 1/29/2020 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 187 Harp Innis Road, Lexington, Kentucky 40511

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)

CSM (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.

CSM (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 [Signature] Date 1/29/20 Buyer _____ Date _____
Seller _____ Date _____ Buyer _____ Date _____
Agent _____ Date _____ Agent _____ Date _____