

HISTORIC ROSEMONT FARM

250 +/- Acres

5222-A Paris Pike

Lexington, Fayette County, Kentucky



PRESENTED BY



www.kyhorsefarms.com

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



Historic and with a history of breeding numerous graded stakes horses including a Kentucky Oaks winner in 2016 and recent Grade I winner United, this 250 acre major portion of Rosemont Farm has everything one needs to establish their mark in the Bluegrass!!

Located on world-renown Paris Pike, Rosemont Farm is in the immediate vicinity of Spendthrift, Gainesway, Payson Stud, and Millennium Farm. The magnificent 6,670 square foot two-story c.1831 mansion was restored by craftsman Bill Lane, Sr., in 1986. This fabulous home features exquisite detailed millwork, finely-crafted wainscoting, original ash floors, and a first floor master suite. You will also discover three additional bedrooms, three full and two half baths.

Horse facilities include 54 stalls in four barns, seven run-in sheds, equipment building, shop, and storage buildings. You'll discover a 1,650 square foot farm office, a very nice 2,015 square foot manager's home, plus a quaint guest home. Complemented with mature tree-lined driveways.

There is an additional 115 acres also available.

Entry Hall: Hardwood floor, side and above door transom, wainscoting, dentil moulding.



Living Room: Hardwood floor, fireplace with marble surround, ceiling medallion, crown moulding, wainscoting, built-in cabinets, entry to hall and dining room.

Library: Hardwood floor, fireplace with marble surround, built-ins on either side of fireplace, wainscoting, crown moulding, ceiling medallion, entry to family room.



Family Room: Hardwood floor; coffered ceiling; built-in hardwood cabinetry for books, wet bar, television; leaded glass fronted cherry cabinet, four fan windows with wooden shutters; access to kitchen, library, and door to brick side patio.



Dining Room: Hardwood floor, fireplace with marble surround, ceiling medallion, built-in cabinet, crown moulding, wainscoting, and access to kitchen, living room, and hall.



Kitchen: Hardwood floor, eat-in, ceiling beams, stone fireplace, double oven, Sub-Zero refrigerator, tiled counter top with Jenn-Air cooktop, bread warmer, dishwasher, trash compactor, cherry cabinets, pantry, pass-through to sun room, access to family room and sun room. Rear stairway to second floor.

Sun Room: Windows on 3 sides, paneled walls, vaulted wood ceiling, door to outside, copper roof, and BBE heat.

Mud Room: Ceramic tile floor, refrigerator, laundry sink, washer, and dryer.

Back Hall: Ceramic tile floor, two powder rooms, access to heated 2-car attached garage.





Master Suite:

Bedroom with hardwood floor, fireplace with marble surround, crown moulding.

Bath with ceramic tile floor, two sky lights, shower, whirlpool tub, auxiliary wall heater, and walk-in closet with hardwood floor.

Second Floor

Landing with hardwood floor and seating area.

Bedroom: Hardwood floor, fireplace with marble surround, one wall of built-ins, step-down to **full bath** with hardwood floor.



Kids' Bedroom: Hardwood floor, built-ins, two closets and two cedar closets, and adjacent **full bath** with hardwood floor, shower, and tub.





Bedroom: Hardwood floor, crown moulding, and **full bath** with hardwood floor.



HORSE IMPROVEMENTS

- **11 STALL MIDDLE BARN**

Stalls measure 11' x 15.5' with double rear doors; Lucas stall fronts; 15' aisle; tongue and groove walls; feed/tack room. Adjacent 20' x 82' storage building.



- **5 STALL SHED ROW BARN**

Stalls measure 12' x 15.5'; rear windows; 10' overhang; tongue and groove stall fronts; 11.25' x 25.5' attached office/feed room with half bath.



- **15 STALL CONCRETE BLOCK FOALING BARN**

13 stalls measure 14' x 14' - two foaling stalls are 14' x 16' with heat lamps; 14' aisle with hay loft over aisle and stalls; rear windows; insect spray system; heated warm room with sink.



- **24 STALL TRAINING BARN**

Stalls are back to back measuring 12' x 12'; 14' jog around entire barn (larger on ends); tongue and groove exterior with loft over stalls; 2 overhead doors; 14' x 22' wash area with pavers and drain; 12' x 16' feed room with concrete floor; attached 3-room office measuring 16' x 40' with half bath and washer/dryer hook-up; attached 24' x 36' breeding shed.



- **FARM OFFICE**



Situated between the main residence and the foaling barn, the office consists of approximately 1,650 square feet, and, if needed, could be utilized as a residence.

Entrance Hall: Random-width pegged hardwood floor, painted real wood paneling with built-ins.

Three Offices: all carpeted and one with a vaulted beam ceiling.

Full Kitchen

Full Hall Bath with washer/dryer hook-up.

The second floor contains a 12' x 18.5' **office**.

- 3 Bay run-in shed
- 28' x 60' 5 bay run-in shed
- 28' x 72' 5 bay run-in shed with attached storage room
- 48' x 72' metal equipment building
- 24' x 56' metal shop with concrete floor and attached 12' x 12' heated office with sink
- 28' x 72' 6 bay run-in shed
- 28' x 48' frame run-in shed
- 20' x 82' storage building
- Two 12' x 16' run-in sheds adjacent to training barn



MANAGER'S RESIDENCE

Located in the middle of the farm, this one-level home contains 2,015 square feet of living area plus a 10' x 19' attached glassed-in sun porch. Wonderful master suite with walk-in closet and master bath with tiled shower, floor, and whirlpool tub with tiled surround. Two additional bedrooms, a full hall bath, kitchen, dining room, living room, and family room make up this well-cared-for home. You'll discover brick sidewalks and brick front porch and an adjacent 24' x 28' detached garaged with floored storage space above.

GUEST HOUSE

Adjacent to the main residence and formerly a smoke house is a quaint two-room guest house with full bath.





*Rosemont Farm compares exceptionally well with other horse farms
on the market today—*

Come see for yourself, and I think you will agree!

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

Offered Exclusively By

PRICE: \$5,550,000.



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

www.kyhorsefarms.com

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



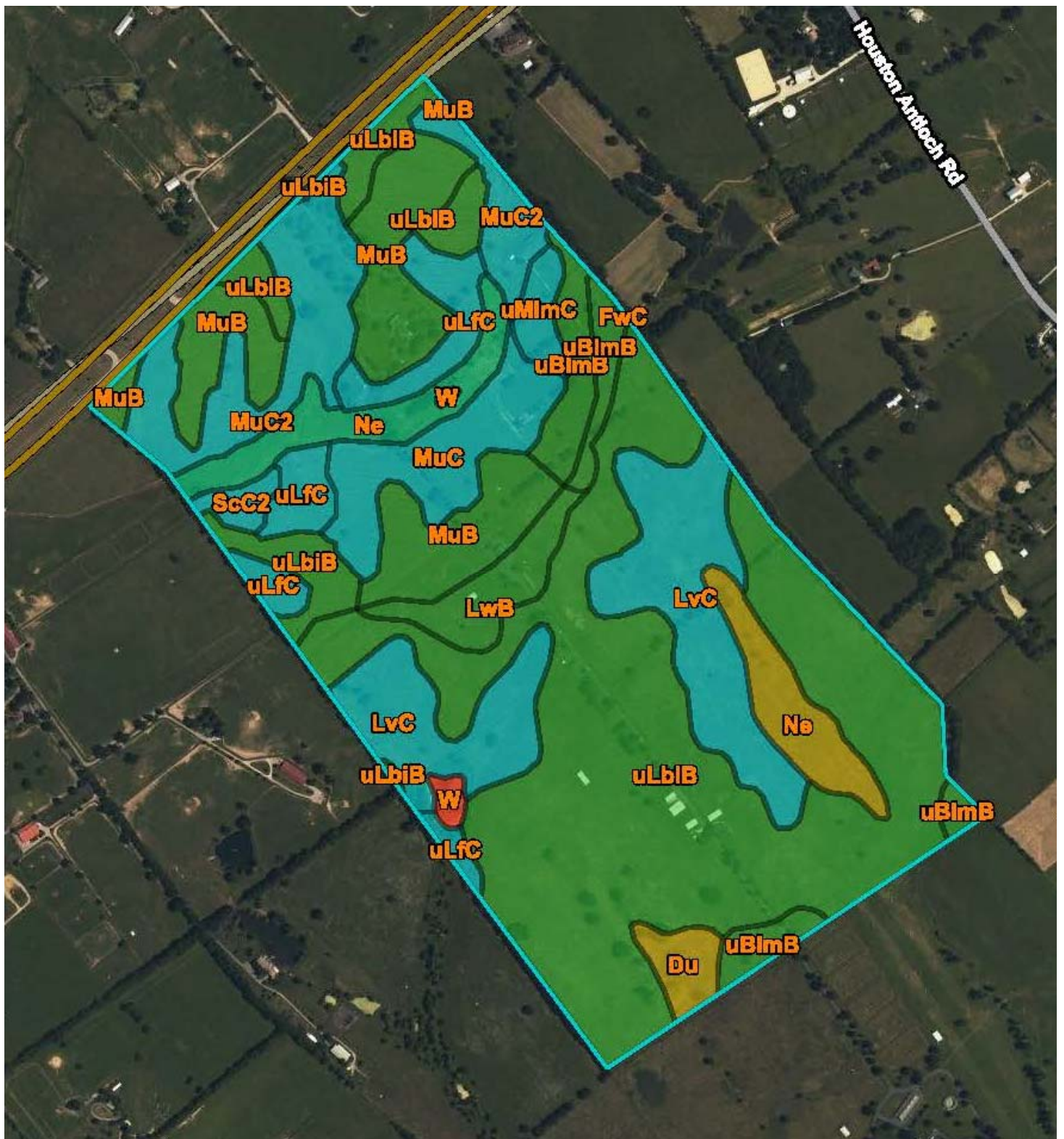
BRYAN STATION

This is an aerial photograph of a rural landscape. A large area of land is outlined in yellow and labeled 'SUBJECT PROPERTY'. Above this area, a smaller section is outlined in blue and labeled 'Additional Acreage'. At the top of the image, a road is labeled 'BRYAN STATION'. At the bottom, a road is labeled 'PARIS PIKE'. The landscape includes green fields, some trees, and a few small buildings or structures. There are also some small ponds or water bodies visible.

Additional Acreage

SUBJECT
PROPERTY

PARIS PIKE



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Du	Dunning silty clay 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	3.3	1.3%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	0.1	0.0%
LvC	Lowell variant silt loam, 6 to 12 percent slopes	Farmland of statewide importance	31.7	12.6%
LwB	Lowell variant-Nicholson complex, 2 to 6 percent slopes	All areas are prime farmland	6.4	2.5%
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	7.6	3.0%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	6.2	2.5%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	93.5	37.1%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	1.0	0.4%
W	Water	Not prime farmland	0.9	0.4%
Subtotals for Soil Survey Area			150.7	59.8%
Totals for Area of Interest			252.1	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	27.9	11.0%
MuC	Mercer silt loam, 6 to 12 percent slopes	Farmland of statewide importance	12.6	5.0%
MuC2	Mercer silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	20.9	8.3%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	8.8	3.5%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ScC2	Salvisa silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	1.9	0.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	4.8	1.9%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	11.3	4.5%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	10.5	4.2%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	2.7	1.1%
W	Water	Not prime farmland	0.2	0.1%
Subtotals for Soil Survey Area			101.5	40.2%
Totals for Area of Interest			252.1	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 5222 PARIS PIKE LEXINGTON, KY 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 —

— X —
— X —
— X —
— X —
— X —
— X —
— X —

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? —

— X —
— X —
— X —

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? —

— X —
— X —
— X —

4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT

- (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".)

— — —

5. DRAINAGE

- (a) Is this property located in a flood plain zone? —
- (b) Has the property ever had a drainage, flooding or grading problem? —

— X —
— 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? —
- (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? —

— — —
— — —
— — —
— X —
— X —
— 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. —
- (d) Are you aware of any problems with your water lines and/or waterers? —
- (e) Is your water supply shared with anyone else? —

— — —
— X —
— X —
— X —
— 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? 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".)

— X —
— X —

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 —

Revised 8/06

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

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.

JAMES C. EYSEL 5/20/20 1:30 PM DELORSE M. EYSEL 5/21/2020 1:30 PM
 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".

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: 5.19.2020 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 5222 PARIS PIKE LEXINGTON, KY 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)

(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 James C Eigel Date 5/20/20 Buyer _____ Date _____
Seller Delmar N Eigel Date 5/21/2020 Buyer _____ Date _____
Agent J Date 5/19/2020 Agent _____ Date _____