

1300 CASTLE ROCK WAY

A Portion of the Former Crescent Farm

256.44 Acres

Lexington, Fayette County, Kentucky



This turn-key horse farm produced a \$10 million yearling on its excellent land (nearly 80% Maury and Lowell). 46 stalls in 3 concrete block barns, manager's plus 3 employee houses. A wonderful opportunity to acquire a well-located farm in the immediate area of Gainesway Farm.

Offered Exclusively By



www.kyhorsefarms.com

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

22 Stall Concrete Block Barn

- Stalls measure 15.3' x 16'
- 14.75' aisle with loft
- 14.6' x 15.5' office with half bath
- 7.3' x 16' tack room
- New roof in 2019

Stalls have knee boards and great stall fronts.



12 Stall Concrete Block Barn

- Stalls measure 12' x 14'
- 14' aisle
- 14' x 20' feed room
- 8.5' x 14' office with washer/dryer hook-up and half bath
- 11' x 14' wash stall
- New roof in 2020



12 Stall Concrete Block Barn

- Stalls measure 15.5' x 16'
- 14.75' aisle with loft
- 13.5' x 16' heated office with half bath and side entrance

Cupola and nice stall fronts



Employee Housing

- **Manager's Residence**—1,407 +/- square feet; recently renovated one bedroom, one bath home with new laminate flooring, large eat-in kitchen, and large laundry room with the living room and bedroom having cathedral ceilings. A heat pump has been recently installed, and the exterior is Hardie board.
- **Employee Residence**—2,325 +/- square foot; four bedrooms and two baths. This home also features a family room with fireplace, dining room, living room, eat-in kitchen plus a laundry room and mud room.
- **2,240 Square Foot House**—with one bedroom, one bath, large great room, and outdoor covered patio and pad. Included in the square footage is a 9' x 46' entry room with washer/dryer hook-up, and a detached storage area.
- **644 Square Foot House**—two bedroom, one bath manufactured home.

Additional Improvements

- 10 bent tobacco barn.
- Metal equipment building (next to tobacco barn).



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PRICE: \$3,100,000.

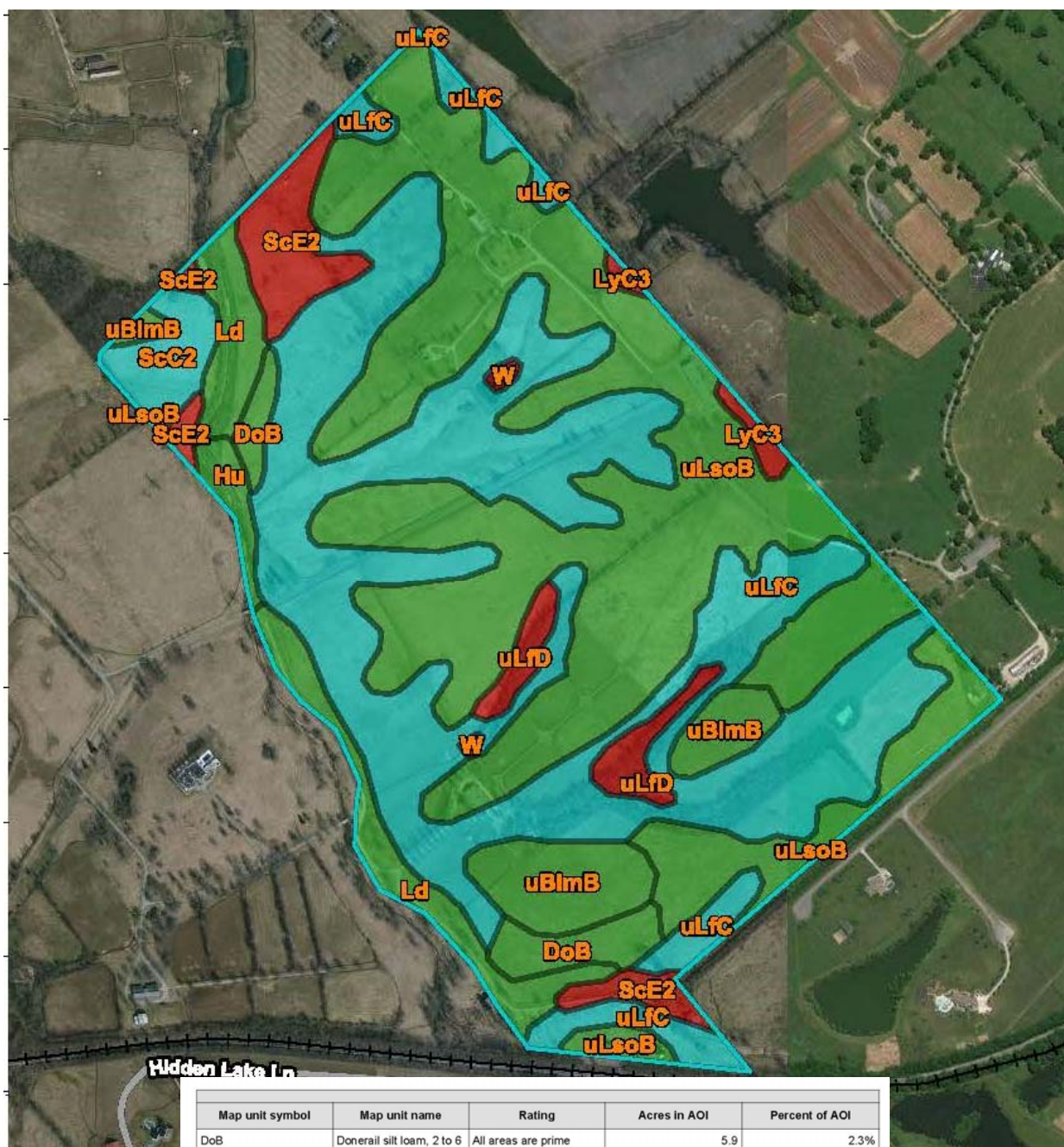


Bill Justice
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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	5.9	2.3%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	2.4	0.9%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	13.7	5.4%
LyC3	Lowell silty clay loam, 6 to 12 percent slopes, severely eroded	Not prime farmland	1.6	0.6%
ScC2	Salvisa silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	5.2	2.0%
ScE2	Salvisa silty clay loam, 12 to 30 percent slopes, eroded	Not prime farmland	10.5	4.1%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	11.8	4.7%
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	95.1	37.4%
uLFD	Lowell-Faywood silt loams, 12 to 20 percent slopes	Not prime farmland	5.0	2.0%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	102.3	40.2%
W	Water	Not prime farmland	0.5	0.2%
Totals for Area of Interest			254.1	100.0%

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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PROPERTY ADDRESS: 1300 Castle Rock Way, Lexington, Kentucky DATE: 8/21/20
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?	—	—	✓

	Yes	No	Unknown
11. UTILITIES			
(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.			
#5 creek			
#6 Survey available #6 Access agreement with neighbor			
#4 KAWC			

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.

<u>B. A. Baker</u>	<u>8/21/20</u>	<u>9am</u>	_____	_____	_____
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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