

# 4850 OLD RICHMOND ROAD

## 10+ Acres

Lexington, Fayette County, Kentucky



Adjoining historic Juddmonte Farm, on the side and in the rear, you have an extremely rare opportunity to purchase a 10-acre lot in close proximity to downtown Lexington, I-75, and Jacobson Park.

Wonderful building site in an exceptional location!

***You can't go wrong!!***

**PRICE: \$375,000.**

**OFFERED EXCLUSIVELY BY**



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

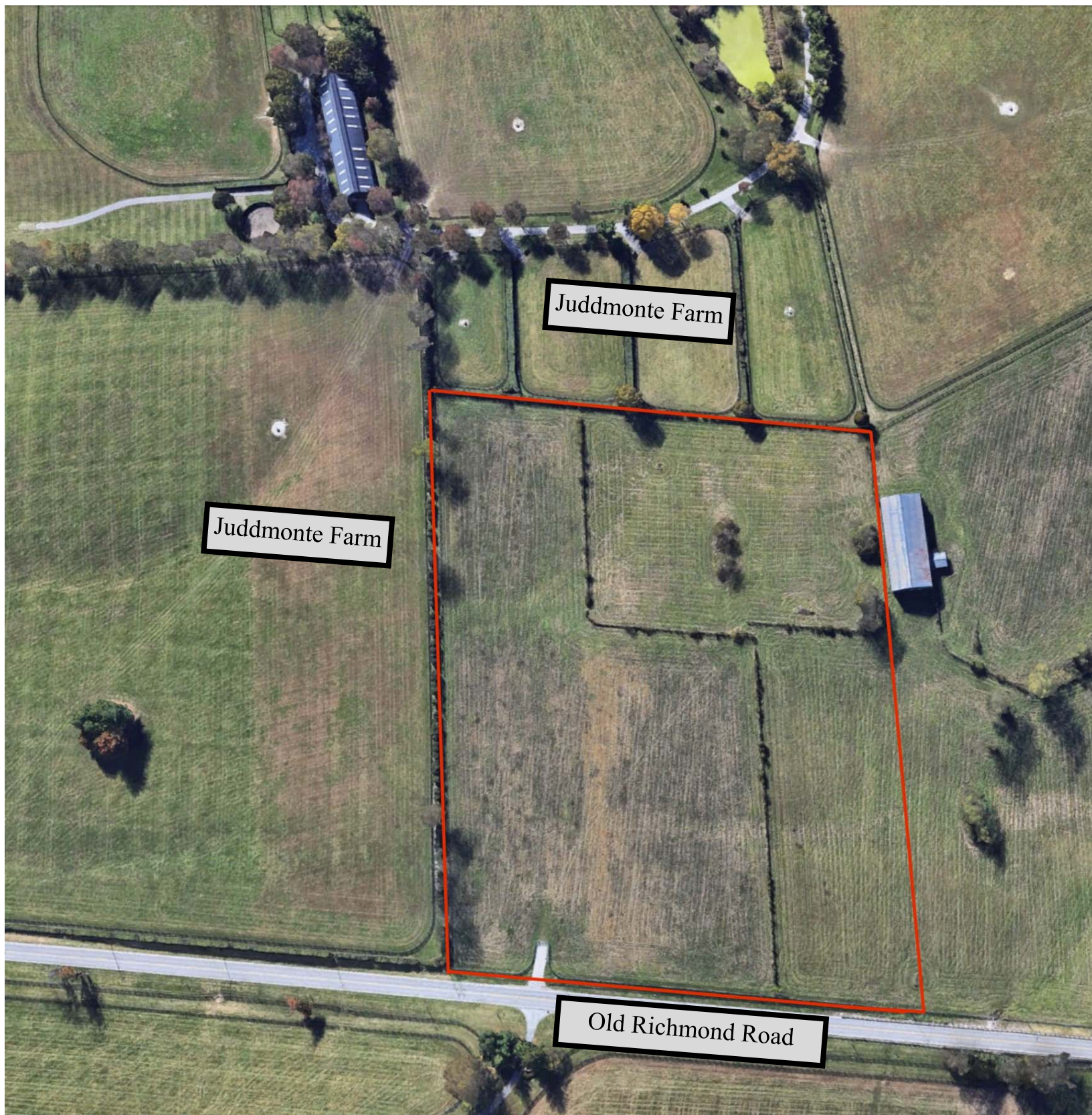
[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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









Juddmonte Farm

Juddmonte Farm

Old Richmond Road



THE BEARINGS SHOWN HEREON ARE BASED ON KENTUCKY STATE PLANE GRID NORTH, KENTUCKY STATE PLANE NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83). BEARINGS WERE ESTABLISHED USING SPECTRA PRECISION SP80 AND THE KYTC VRS NETWORK.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, CONDITIONS, RIGHTS-OF-WAY, ETC. BOTH APPARENT AND OF RECORD.

AS BEARING HEREON ARE BASED ON KENTUCKY STATE PLANE COORDINATE SYSTEM GRID NORTH NAD83

3) EXISTING BARN APPEARS TO ENROACH ON THE UTILITY EASEMENT

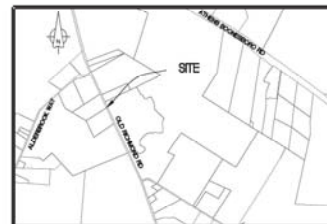
4) THE SURVEY MEETS OR EXCEEDS THE REGULATIONS SET FORTH IN 28 KAR 19.150

5) ACREAGES SHOWN HEREON ARE DIFFERENT FROM RECORDED PAST BECAUSE OF THE RIGHT-OF-WAY DEDICATION MADE AT THE TIME OF RECORDING.

6) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT

1. AS NOTED ON SURVEY  
 2. 1/2" REBAR 18" LONG WITH CAP SET  
 3. LABELED 1 (L) AND 2 (R)  
 4. SET BAG AND TAG  
 5. LABELED 1 (L) AND 2 (R)  
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BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY'S INTERNET MAP SERVICE CENTER SITE  
THIS PROPERTY LIES WITHIN THE ZONE "X" AND NOT IN THE 100  
YEAR FLOOD PLAIN MAP #210001023MF EFFECTIVE DATE  
DECEMBER 31, 2017



VICINITY MAP

RETRACE TRACTS 3 &amp; 4 OF PLAT RECORDED IN P.C. "N", SL. 154

THIS SURVEY MEETS THE MINIMUM STANDARDS OF 0.25" ± 100ppm WITH AN ACTUAL FIELD ACCURACY OF 0.31" ± 100ppm.

THE GROUND SURVEY WAS PREPARED USING A SPECTRA PRECISION SP80 BASE AND ROVER SETUP WITH THE INITIAL CONTROL ESTABLISHED USING THE KYTC VRS NETWORK.

I HEREBY DO CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LOCATIONS AND ELEVATIONS SHOWN ARE TRUE AND ACCURATE. THE GROUND SURVEY UPON WHICH THIS MAP IS BASED WAS COMPLETED ON 04-18-2023. THIS IS AN "ORIGINAL" CLASS SURVEY IN THE STATE OF KENTUCKY AND WEETS OR EXCEEDS THE REGULATIONS SET FORTH IN KY AC 10.100.



JOHN S. CHILCO, PLS / 4011 DATE 6-24-2021

CLIENT  
BILL JUSTICE  
JUSTICE REAL ESTATE  
LEXINGTON, KY

**BOUNDARY SURVEY**  
4800 & 4850 OLD RICHMOND RD  
LEXINGTON, KY



1 OF 1

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, CONDITIONS,  
RIGHTS-OF-WAY, ETC. BOTH APPARENT AND OF RECORD.

BEARING HEREON ARE BASED ON KENTUCKY STATE PLANE COORDINATE SYSTEM OR  
NORTH NAD83

3) EXISTING BARN APPEARS TO ENCRUMB ON THE UTILITY EASEMENT

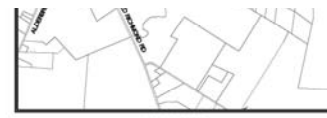
4) THIS SURVEY MEETS OR EXCEEDS THE REGULATIONS SET FORTH IN 381 KAR 18.150

5) EASEMENTS SHOWN HEREON ARE DIFFERENT FROM RECORDED PLAT BECAUSE OF THE  
RIGHT-OF-WAY DEDICATION MADE AT THE TIME OF RECORDING.

6) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT

**AS NOTED ON ORDER**  
 1/2" REAR UP LING WITH CAP SET  
 LIMITED 1 CALLED PUS-BUS  
 SET BAG AND TAG  
 LIMITED 1 CALLED PUS-BUS  
 B.L. BOLDING LINE  
 U.L. UTILITY LACEMENT  
 D.R. DEDDOON  
 P.L. PAGE  
 F.C. FLAT CARINAT  
 N.L. NIDE

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY'S INTERNET MAP SERVICE CENTER SITE.  
THIS PROPERTY LIE WITHIN THE ZONE "X" AND NOT IN THE 100  
YEAR FLOOD PLAIN. MAP #3108N023M EFFECTIVE DATE  
DECEMBER 31, 2017



VICINITY MAP

RETRACE TRACTS 3 & 4 OF PLAT RECORDED IN P.C. "N", SL. 104

THIS SURVEY MEETS THE MINIMUM STANDARDS OF  $0.01' \pm 100$ ppm WITH AN ACTUAL FIELD ACCURACY OF  $0.01' \pm 100$ ppm.

THE GROUND SURVEY WAS PREPARED USING A SPECTRA PRECISION SP80 BASE AND ROVER SETUP WITH THE INITIAL CONTROL ESTABLISHED USING THE KYTC VRS NETWORK.

I HEREBY SO CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LOCATIONS AND ELEVATIONS SHOWN ARE TRUE AND ACCURATE. THE GROUND SURVEY UPON WHICH THIS MAP IS BASED WAS COMPLETED ON 10-10-2011. THIS IS AN "ORIGINAL" CLASS SURVEY IN THE STATE OF KENTUCKY AND MEETS OR EXCEEDS THE REGULATIONS SET FORTH IN 201 KAR 10:010.



1956

GRAPHIC SCALE



CLIENT  
BILL JUSTICE  
JUSTICE REAL ESTATE  
LEXINGTON, KY

**BOUNDARY SURVEY**  
4800 & 4850 OLD RICHMOND RD  
LEXINGTON, KY



1 OF 1



# SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 4850 Old Richmond Road, Lexington, Kentucky

DATE: 6.10.21

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 .....	—	—	—
(b) Air Conditioning .....	—	—	—
(c) Plumbing/Septic .....	—	—	—
(d) Heating .....	—	—	—
(e) Pool/Hot tubs/Sauna .....	—	—	—
(f) Appliances .....	—	—	—
(g) Doors and windows .....	—	—	—
<b>2. MAIN RESIDENCE – FOUNDATION</b>			
(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? .....	—	—	—
<b>3. MAIN RESIDENCE – ROOF</b>			
(a) Has the roof ever leaked? .....	—	—	—
(b) Has the roof ever been repaired? .....	—	—	—
(c) Do you know of any problems with the roof? .....	—	—	—
<b>4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT</b>			
(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".)			
<b>5. DRAINAGE</b>			
(a) Is this property located in a flood plain zone? .....	—	✓	—
(b) Has the property ever had a drainage, flooding or grading problem? .....	—	—	✓
<b>6. BOUNDARIES</b>			
(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? <u>30' access for 4800 Old Richmond Rd</u> .....	✓	—	—
(e) Is there any common fencing? If yes, explain any agreement and common maintenance. <u>neighbor no agreement</u> .....	✓	—	—
(f) Any improvements shared in common with adjoining or adjacent properties? <u>fence</u> .....	✓	—	—
<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. .....	—	✓	—
<b>8. WATER</b>			
(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? .....	—	✓	—
<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? .....	—	—	—
(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".)			
<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? .....	—	—	—



	Yes	No	Unknown
<b>11. UTILITIES</b>			
(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?	—	—	—
<b>12. MISCELLANEOUS</b>			
(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? .....	—	✓	—
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			

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.

Sarah L. Meyer      6.10.21  
 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.