

TIMBER TOWN ANNEX

5103 Bethel Road, Lexington, Kentucky

110 +/- Acres



Offered Exclusively By



www.kyhorsefarms.com

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



Fantastic location— just 5.5 miles from New Circle Road and a little over 7 miles to the Kentucky Horse Park- adjoining historic and protected Mereworth Farm and in the immediate vicinity of Don Alberto Stables and is literally only minutes from downtown Lexington, the Kentucky Horse Park, and Masterson Station.

This horse farm is suitable for any discipline and is situated on some of the best soils in Kentucky, which is why it is home to many of the finest mares and foals you'd find anywhere in the world.

Horse improvements include a 17 stall converted tobacco barn, a 5 stall covered shed row barn and round pen with appropriately sized paddocks and fields.

When I said “excellent soils”, I meant it— it has over 70% Bluegrass— Maury Silt Loam with 2-6% slopes (the best in the Bluegrass). The Annex is enhanced by its historic dry-stacked stone wall along its entire frontage.

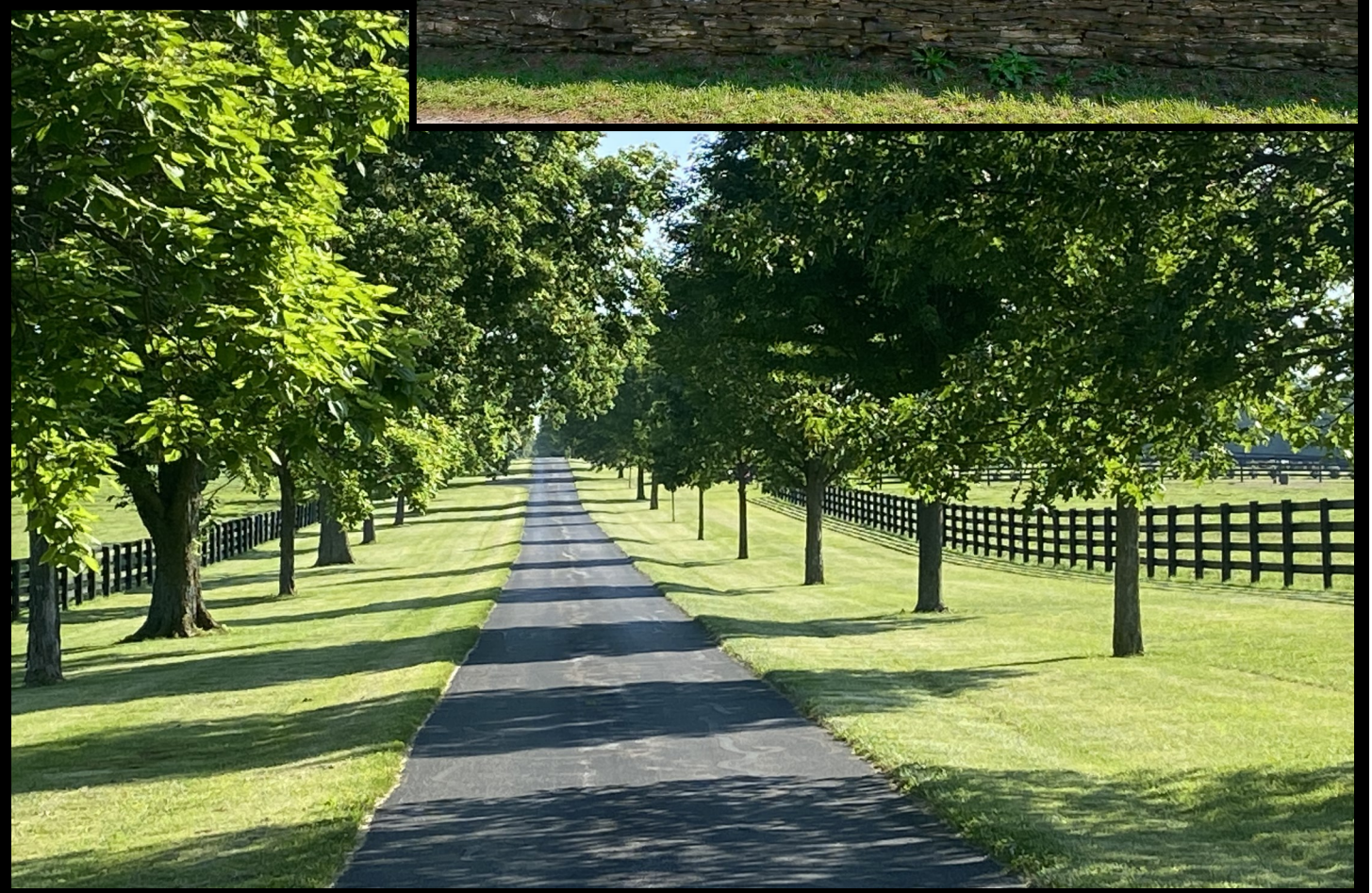
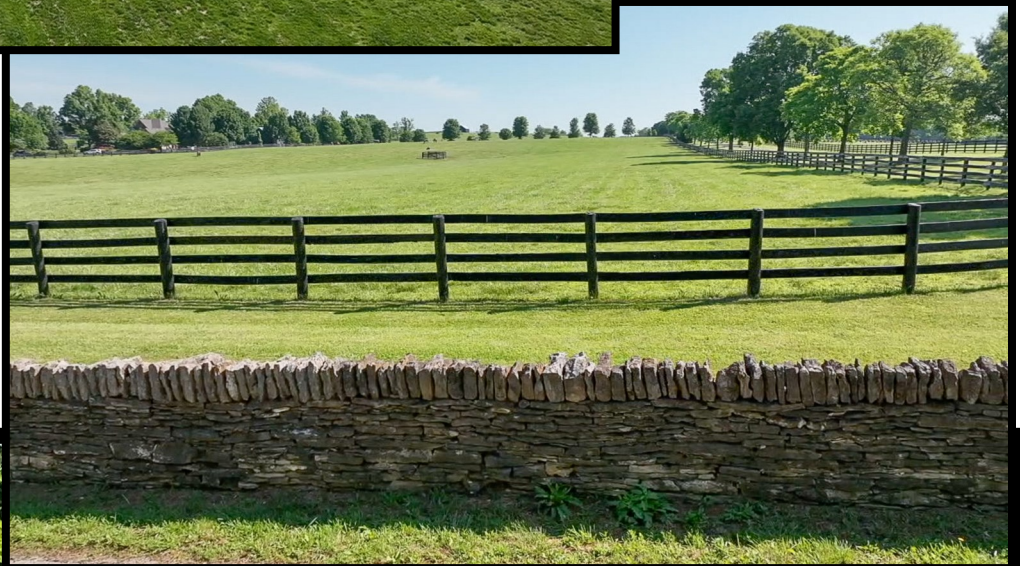


- 17 stall converted tobacco barn
- Stalls measure 11.5' x 14' with double rear doors
- Rear windows
- 14' aisle (hay loft)
- Tack room with half bath
- Note: Adjacent round pen



- 5 stall barn
- Rear windows
- Stalls measure 11' x 12'
- 18.75' covered shed row
- Hay loft







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PRICE: \$1,650,000.



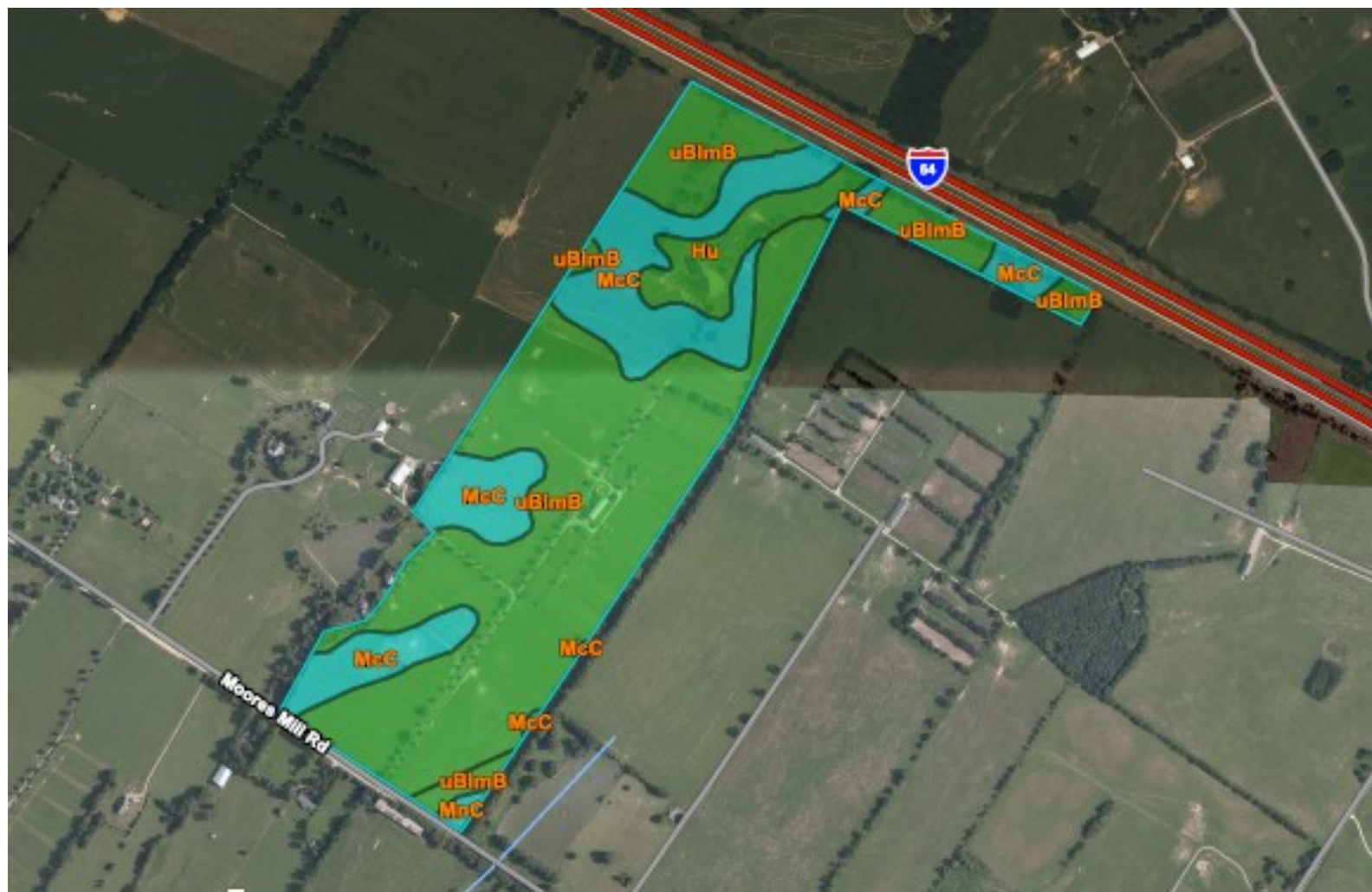
Bill Justice
859-255-3657

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Bethel Road



| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---------------------------------------|---|----------------------------------|--------------|----------------|
| MnC | McAfee silt loam, 6 to 12 percent slopes | Farmland of statewide importance | 0.6 | 0.6% |
| uBlmB | Bluegrass-Maury silt loams, 2 to 6 percent slopes | All areas are prime farmland | 1.4 | 1.3% |
| Subtotals for Soil Survey Area | | | 2.0 | 1.8% |
| Totals for Area of Interest | | | 108.9 | 100.0% |

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---------------------------------------|---|----------------------------------|--------------|----------------|
| Hu | Huntington silt loam, 0 to 4 percent slopes, occasionally flooded | All areas are prime farmland | 7.0 | 6.4% |
| McC | McAfee silt loam, 6 to 12 percent slopes | Farmland of statewide importance | 28.5 | 26.2% |
| uBlmB | Bluegrass-Maury silt loams, 2 to 6 percent slopes | All areas are prime farmland | 71.5 | 65.6% |
| Subtotals for Soil Survey Area | | | 106.9 | 98.2% |
| Totals for Area of Interest | | | 108.9 | 100.0% |

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 5103 Bethel Road, Georgetown, Kentucky 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

(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

Yes No Unknown

✓
✓
✓
✓
✓

(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.

SEE ATTACHMENT

8(a) - City water is currently furnished to the farm from Kentucky American Water via Mereworth Farm (pressure is excellent). Seller installed a meter on Bethel from Georgetown Municipal Water & Sewer Service (pressure is moderate). GMWSS has indicated upgrades along Bethel are expected in the new few years. Currently, that meter serves only one waterer; the rest of the farm is on Kentucky American Water Company.

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.

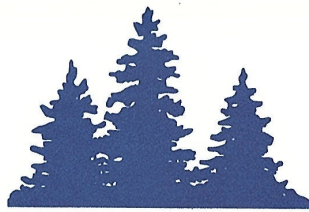
BROKER/AGENT: DATE: TIME:

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.



TIMBER TOWN
STABLE

JUNE 1, 2022

RE: SELLER'S REAL PROPERTY ~~1~~ survey

Pg 1

6 THE PROPERTY TO THE WESTERN BORDER
HAS A COMMON PERIMETER FENCE - THE NORTHWEST
FIELD IS DOUBLE FENCED SHARING THE WEST SIDE
FENCE LINE

NORTH & SOUTH ARE OWNED BY THE PROPERTY.

EASTERN FENCE LINE IS WIRE AT THE PROPERTY
LINE AND THE BOARD FENCE PROPERTY OF LANDOWNER