

A Portion of
DIAMOND A FARM

Versailles, Woodford County, Kentucky
478+ Acres



Offered Exclusively By



www.kyhorsefarms.com

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



**ABSOLUTELY THE MOST DESIRABLE TURN-KEY HORSE FARM
ON TODAY'S MARKET**

Justice Real Estate is honored to offer for your consideration this exclusive listing of Diamond A Farm. Consisting of 478+ acres, this portion of Diamond A has contiguous frontage along Versailles, Steele, and New Cut Roads and is located directly across from Coolmore/Ashford and Gainsborough Farm.

Historic stone walls along Steele Road lead you to the private, tree-lined entrance to the centerpiece of the farm—its Classic Kentucky-style main residence situated in a park-like setting. With over 6,550 square feet of gracious living area, this 2.5 story home has five bedrooms, four and a half baths, and features tall ceilings, wood floors, and wonderful room sizes.

Additional housing includes a manager house, an employee house, a tri-plex for guests, and a quaint pilot's cabin.

Showcasing the farm's horse improvements is its magnificent 32-stall training barn with full jog around and an adjacent covered round pen plus covered Bolerrbo walker. You'll discover a total of six horse barns with 107 stalls, miles of plank fencing, and paved roads—all of which were placed by a true horseman for the ease of handling your horses.

The main division of Diamond A Farms affords you a unique opportunity to own a horse farm anyone would be proud to call their own.

**HIGHLY-IMPROVED 523 ACRES ALSO AVAILABLE
DIRECTLY ACROSS THE ROAD.**

MAIN RESIDENCE

Classic Kentucky style two-and-a-half story home with over 6,550 square feet of gracious living area. Situated in a park-like setting, the front of this exquisite home is accessed via brick sidewalk and mature boxwoods. The original section of the home was constructed in 1786 with additions in 1886 and 1986. HVAC is handled with five heat pumps.



First Floor

Entrance Foyer: Hardwood floor.

Dining Room: Hardwood floor and fireplace.

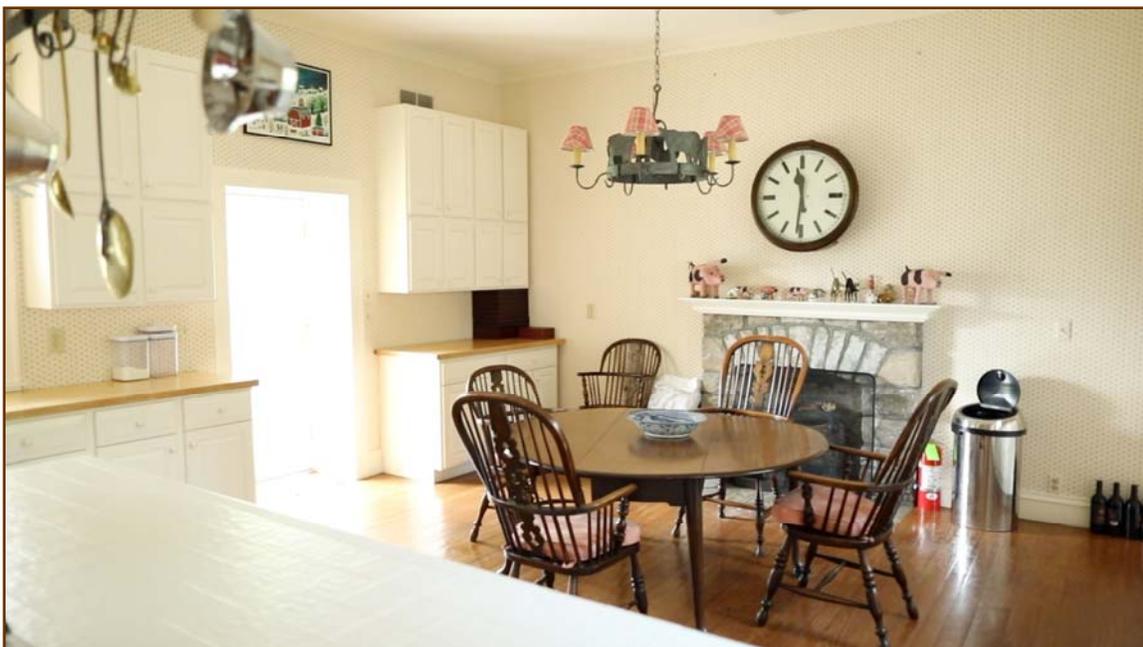


Library: Hard-wood floor and fireplace.

Middle Hall: Hardwood floor and fireplace.



Kitchen: Random-width hardwood floor, stone fireplace, island with double sink and Jenn-Aire grill, double Thermador wall ovens, Jenn-Aire stove top, eat-in, and rear entrance.





Family Room: Four sets of French doors, six sets of stationary doors.

Master Suite: Stone fireplace, his and her baths, walk-in cedar closet.

Powder Room: Hardwood floor.

Second Floor

Three bedrooms—each with hardwood floor and fireplace.
Two full baths

Third Floor

Bedroom with full bath.

Rear Patio: Accessed from the family room and features a herringbone-designed brick patio with wood-burning fireplace and enclosed by mature boxwoods.



HORSE IMPROVEMENTS

32 Stall Training Barn

Built in 2001. Stalls measure 12' x 12'; 15' aisle with rubber pavers; 16' jog around; office with half bath and washer/dryer hookup; feed room; vet room; wash stall; 3 copper cupolas.





22 Stall Concrete Block Barn

Stalls measure 14' x 14'; 15' aisle with walk-up loft; double rear doors; 3 copper cupolas; office with half bath; heated feed room with exterior entrance.

20 Stall "Woods" Barn

Stalls measure 13.5' x 13.5' with double rear doors; office with half bath and exterior entrance; heated feed room with exterior entrance; 13.5' x 28' hay area plus a wash stall; adjacent 4-bay shed.



13 Stall Barn (#4)

Stalls measure 12' x 15' with double rear door; 16' aisle with full loft; office with half bath.



8 Stall Barn (#3)

Stalls measure 11' x 11.5' with double rear door; office with half bath; full hay loft; 11.75' aisle with wood walls and ceiling; vet room.

12 Stall Barn (#1)

Stalls measure 14' x 14' with double rear doors; office with half bath and exterior entrance; 15' aisle; feed room.



AUXILIARY HOUSING

Tri-Plex

Adjacent to main residence and utilized as a guest quarters, the upper level contains a living room, kitchen, bedroom, and full bath. The lower level contains two suites—each with a bedroom/living room and full bath



Manager's Home

1,475 square feet with attached two-car garage. Contains three bedrooms, two full baths, kitchen, and living room. It features a covered porch with brick sidewalks.



Employee House

Two-story frame home with 2,075 square feet containing a kitchen, utility room, living room, bedroom, and full bath on the first floor. The second floor has two bedrooms and a full bath.

Pilot's Cabin

450 square foot one bedroom, one bath home with kitchen.





Offered Exclusively By

PRICE: \$18,750,000.



**Bill Justice
859-255-3657**

www.kyhorsefarms.com
518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657



VERSAILLES ROAD

STEELE ROAD

NEW CUT ROAD

WoodYard



Farmland Classification— Summary by Map Unit — Jessamine and Woodford Counties, Kentucky (KY624)

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	0.1	0.0%
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	Not prime farmland	1.4	0.3%
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	8.9	1.9%
Hu	Huntington silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	11.0	2.3%
LwB	Lowell silt loam, 2 to 6 percent slopes	All areas are prime farmland	47.3	9.9%
LwC	Lowell silt loam, 6 to 12 percent slopes	Farmland of statewide importance	3.5	0.7%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	4.4	0.9%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	123.4	25.9%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	3.0	0.6%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	196.8	41.3%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	71.6	15.0%
W	Water	Not prime farmland	4.6	1.0%
Totals for Area of Interest			476.2	100.0%

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

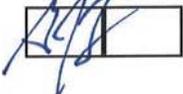
TODAY'S DATE: 04/12/2022 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 6274 Steele Road, Versailles, Kentucky 40383

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

Buyer

Seller By: 

Buyer

Agent

Agent